



COUNCIL AGENDA	
Date: <u>June 8, 2026</u> <u>11:01</u>	Item: <u>1101</u>
June 29, 2026 PH	4 / R-1



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DISTRICT OF WEST VANCOUVER
750 17TH STREET, WEST VANCOUVER BC V7V 3T3

COUNCIL REPORT

Date:	May 20, 2026
From:	Lisa Berg, Senior Community Planner
Subject:	Development Proposal for 1552 Esquimalt Avenue

RECOMMENDATION

THAT opportunities for consultation on the proposed Official Community Plan amendment, with persons, organizations, and authorities, as outlined in the report dated May 13, 2026, be endorsed as sufficient consultation for purposes of section 475 of the *Local Government Act*.

RECOMMENDATION

THAT "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5465, 2026" be read a first time.

RECOMMENDATION

THAT "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5466, 2026" be read a first time.

RECOMMENDATION

THAT proposed "Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5465, 2026" and "Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5466, 2026" be presented at a public hearing scheduled for June 29, 2026, at 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, and that statutory notice be given of the scheduled public hearing.

RECOMMENDATION

THAT proposed Development Permit No. 26-012 be presented at a public meeting scheduled for June 29, 2026, at 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, to be held concurrently with the public hearing scheduled for June 29, 2026, at 6 p.m. in the Municipal Hall Council Chamber and via electronic communication facilities, and that statutory notice be given of the scheduled public meeting.

1.0 Purpose

This report outlines an application to rezone 1552 Esquimalt Avenue (**Appendix A**) to allow for residential infill development.

2.0 Executive Summary

The proposal at 1552 Esquimalt Avenue would deliver a new 19-storey strata residential infill building with 126 units, alongside the retention and long-term securement of the existing 185-unit rental tower. The overall proposal would contribute to the local housing supply in a highly accessible location within Ambleside, close to transit, services and community amenities. The project includes a Community Amenity Contribution (CAC) and off-site boulevard and public-realm upgrades. The Planning Committee reviewed the proposal on March 11, 2026 and recommended support.

Public feedback gathered through two rounds of public engagement indicated both support for the project and concerns. Many participants acknowledged the need for additional housing in Ambleside and supported the retention of the existing rental units, improved design, and enhanced landscaping and open-space features. Concerns focused on building height and neighbourhood fit, traffic and parking impacts, construction disruption, and infrastructure capacity. In response, the applicant reduced the total number of units, refined the building form, increased on-site parking, and prepared an interim parking and construction management strategy. The updated design also strengthens pedestrian connections and provides publicly accessible outdoor amenities.

It is noted that the proposal exceeds the maximum density for strata residential development set out within the site-specific policy direction for the Ambleside Apartment Area in the OCP. However, the project responds to several broader Council and OCP objectives related to housing supply, rental retention, and compact, transit-accessible growth. The project delivers new homes in a built-out neighbourhood with limited opportunities for additional supply, secures an existing rental tower for the long term, and provides public benefits with a CAC and streetscape improvements. The transportation study, provided by the applicant, concludes that the surrounding road network can accommodate the modest increase in vehicle activity and that the proposed parking is adequate.

Staff recommends that Council schedule a public hearing and concurrent public meeting to consider the proposed rezoning and development permit.

3.0 Legislation/Bylaw/Policy

Provincial Legislation

The *Local Government Act* (LGA) requires that a public hearing be held on the proposed OCP amendment and rezoning in accordance with Section 464 through 470.

Official Community Plan

The site is within the Ambleside Apartment Area Development Permit Area, however, an amendment to the Official Community Plan (OCP) is required to accommodate the proposal.

Zoning Bylaw

The site is currently zoned RM2 (Multiple Dwelling Zone 2). A rezoning is required to accommodate the proposal.

4.0 Council Strategic Objective(s)/Official Community Plan

2024 – 2026 Council's Strategic Plan

Applicable strategic goals and objectives:

Strategic Goal: Expand a diverse housing supply.

Objective 2.1: Work towards new targets and deliverables mandated by the Province under the *Housing Supply Act*.

Official Community Plan

The site is located within the Ambleside Apartment Area Development Permit Area (DPA) with site specific policy for infill housing to support greater housing diversity, renewal of the existing housing stock, and more efficient use of serviced land close to transit, amenities and community service.

Policy BF-B 4.4.5(d):

Allowing infill housing alongside the continued rental use of existing units on large sites, up to a total density based on the tenure of the infill:

- i. Strata up to 2.5 FAR
- ii. Mixed strata and rental, or rent-to-own, up to 2.75 FAR
- iii. Rental or co-op housing up to 3.0 FAR,

with appropriate heights to be determined through contextual review of the proposal.

While the proposal seeks rezoning under this policy, it does not fully comply with the policy's direction for strata infill development, which limits density to FAR 2.5. The applicant is proposing FAR 3.0.

Despite this variation from the policy, the proposal would deliver new strata housing and protect the existing rental apartment building in an amenity-rich area, supporting broader OCP objectives related to housing diversity, and optimizing land use near transit, services and existing infrastructure. The OCP contains multiple community-wide directions that encourage adding housing supply, enabling a range of housing forms, and supporting compact, walkable neighbourhoods. An amendment to the OCP (**Appendix E**) is required to accommodate the proposal.

Other housing policies include:

Policy 2.1.18: That supports existing purpose-built rental housing stock and renter households by prohibiting stratification of existing purpose-built rental buildings and securing market and non-market rental housing units in perpetuity.

2.2.21: That supports ensuring that new development contributes to meeting the community's housing needs by requiring a range of unit sizes and a variety of housing forms that are suitable for a range of households and family types.

The site is located within the Ambleside Apartment Area DPA and the proposed development permit would regulate the form and character of the development in compliance with the associated guidelines (**Appendix G**).

5.0 Financial Implications

5.1 Community Amenity Contributions

New developments are to deliver community amenities related to the impacts of new development. The value of the amenity is proportional to the increased potential land use in comparison with existing zoning and land uses on the site. District policy defines a range of appropriate amenities, including housing affordability and diversity, childcare and cultural facilities, heritage preservation, public art, and public space, parks and the environment.

Consistent with District policy and through a negotiated approach, the applicant offers a voluntary Community Amenity Contribution (CAC) of \$9,000,000 in cash. District staff consulted with a third-party financial consultant (at the cost of the developer) to determine the voluntary CAC. Staff recommend acceptance of the CAC that would flow into the District's amenity reserve account(s) to contribute to future amenity projects as determined by Council.

- 5.2 Staff confirmed that the redevelopment of the site will require off-site and in-ground servicing infrastructure upgrades and boulevard upgrades (to be paid for by the developer)¹. Off site upgrades include sanitary works in the vicinity of 15th Street and Marine Drive with estimated costs of approximately \$900,000². Development Cost Charges (DCCs) would also be applicable in compliance with District, Metro Vancouver and Translink DCC bylaws.

6.0 Background

6.1 Previous Decisions

At the May 26, 2025, regular meeting, Council passed the following resolution:

¹ Provision of the off-site and in-ground infrastructure and boulevard upgrades will be captured within a s. 219 covenant, which must be registered on title before adoption of the bylaws.

THAT the Preliminary Development Proposal outlined within the report title Preliminary Development Proposal for 1552 Esquimalt Avenue, dated April 22, 2025, from the Senior Community Planner, be advanced to a Public Information Meeting.

6.2 History

Over the past decade, the applicant has explored several different redevelopment concepts for the site, ranging from mid-rise and high-rise infill to townhouse-apartment hybrids, with several iterations reviewed through the District's development review process, including the previous Design Review Committee (DRC) and applicant-lead public information meetings. There were also periods of time where the applicant placed the application on hold to reassess direction or await broader policy work (including adoption of the updated Ambleside Apartment Area Development Permit Area).

In spring 2025, the applicant submitted a preliminary development proposal to subdivide the site into two lots and construct a 139-unit strata-titled 19-storey apartment building on the new infill lot. The preliminary proposal included the 139-units secured as rental for a six-year term. Upon formal rezoning submission, the proposal was updated to include 126 strata units with no proposed rental term.

The applicant advised that the previously proposed six-year rental term was no longer being pursued. In the applicant's view, a limited-term rental model would create uncertainty for tenants and add unnecessary complexity for both residents and for building operation as the end of the term approached. The applicant also noted that recent community feedback pointed to stronger interest in strata ownership rather than time-limited rental tenure.

Other program changes included:

- **Parking:** A main concern identified was the lack of parking at completion and during construction. The initial application only proposed adding 65 new parking spaces bringing the site total to 250 spaces. The current proposal increased the amount of added parking for a site total to 336 spaces. Further, the applicant heard concerns about how "back-of-house" operations such as loading and garbage removal would work, plus visitor parking. In response, the applicant updated the lay-by in the lane to support back-of-house operations. Additional delivery/pick-up stalls at grade (accessed from Esquimalt Avenue) were created along with two car-share stalls and three visitor parking stalls. To address parking for residents during construction, the applicant proposes a phased construction plan. See section 7.2 below.
- **Building Height:** The initial proposal included an architectural 'crown' detail which added to building height. The current proposal deleted this element and does not include an elevator machine room above the

² Servicing costs factored into the CAC analysis.

elevator shaft, further reducing overall building height.

- **Unit Mix:** The unit mix was revised in the current proposal by adding three-bedroom units and some studios to provide greater unit diversity. This resulted in a reduction of overall unit count from 139 to 126.
- **Façade:** Changes were made to the exterior façade in response to changes of the unit mix to coordinate with interior layouts.
- **Landscape:** The landscape plan was simplified, adding more useable areas for residents. The preliminary proposal included a long, winding bike path and putting green. The current proposal includes strengthened pedestrian connections between the existing and proposed building and to the surrounding sidewalks.
- **Amenity Space:** Concern was raised about residents not having access to their own amenity areas. In response, the current proposal includes a rooftop amenity area on the proposed building with expansive south-facing views with areas for dining and gardening.

7.0 Analysis

7.1 Context

The site (1552 Esquimalt Avenue) is approximately 7,665 m² (82,505 sq. ft.) (Figure 1). It is bounded by Esquimalt Avenue to the north, Duchess Avenue to the south, 15th Street to the east and a lane to the west.

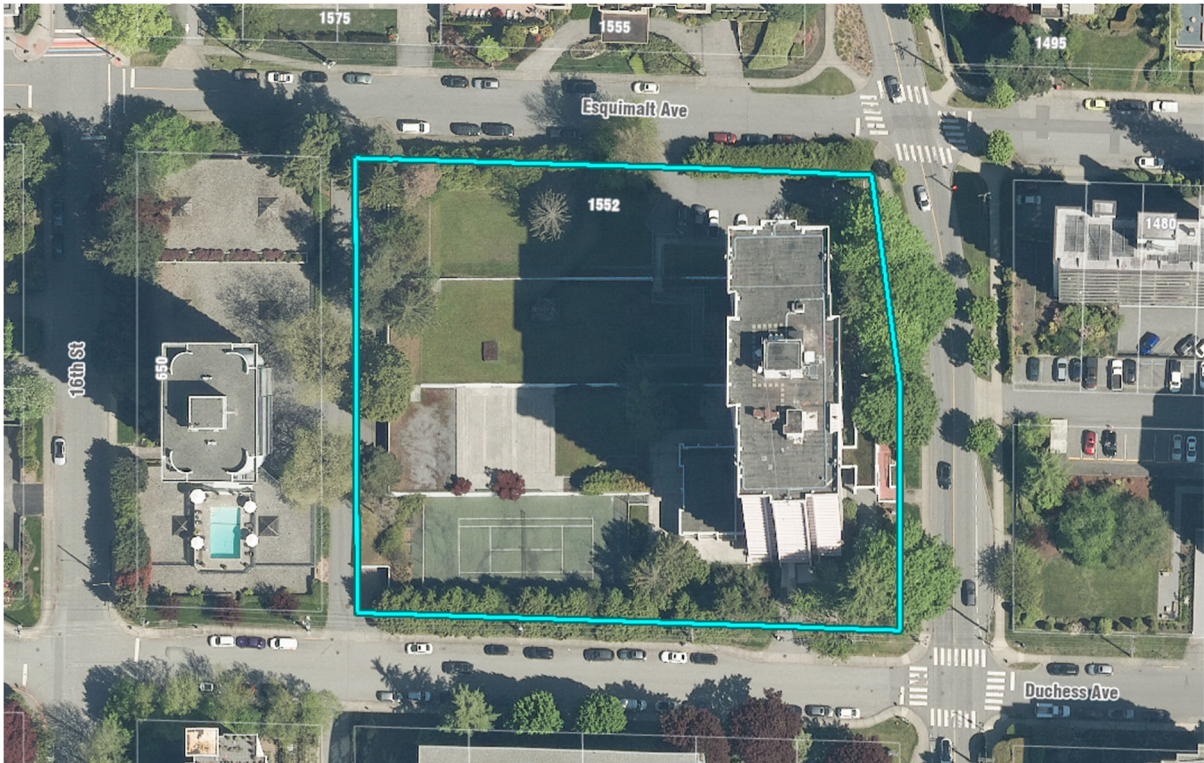


Figure 1: Subject Site

The existing 20-storey apartment building (“Ambleside Tower”) was

constructed in the 1970s and contains 185 unsecured rental units (Figure 2). It is located on the east portion of the site and has an attached amenity pool building and surface parking lot (7 spaces) accessed from Esquimalt Avenue. The remainder of the site is developed with underground parking split over four levels in response to the sloping grade. It contains 183 parking spaces, which are accessed from three driveways off the lane and one driveway off Duchess Avenue. The roof parking structure is landscaped with lawn areas and a tennis court on the south end.



Figure 2: Existing rental building at 1552 Esquimalt Avenue

The site and surrounding blocks are zoned RM2 (Multiple Dwelling Zone 2) which allows for apartment buildings up to 20 storeys (55 m/180 ft.) and a maximum Floor Area Ratio (FAR) of 2.0. The surrounding properties are developed with strata and rental buildings with varying heights between six and 17 storeys.

7.2 The Proposal

The applicant has submitted a proposal to subdivide the site into two lots and construct 19-storey infill strata building with a total of 126 units on the new lot. The existing 20-storey building with 185 rental units would remain on its own lot, for a site-wide total of 311 units (Figure 3).

Key features of the proposal include:

- FAR 3.0 (site wide average)

- 126 new units + 185 existing rental units = 311 units site wide
- 19 storeys
- 336 parking spaces (site wide):
 - 155 parking spaces for the rental building
 - 174 parking spaces for the infill building
 - 7 shared surface parking spaces
- Secure bicycle parking (for infill building)
- New landscaping and boulevard upgrades

See **Appendix B** for the Project Profile.



Figure 3: Site Plan

The existing underground parking structure is proposed to be demolished and rebuilt in phases to accommodate resident parking during construction. The existing building would be secured as rental under the proposed zoning (**Appendix F**).

Site Planning, Building Massing & Finishes

The proposed infill building is located at the northwest portion of the site,

situated between the existing rental building that fronts 15th Street. Together, the two buildings are cohesively designed to share a landscaped open space framework to enhance resident livability and community connection. The core concept of the site is of a 'soft connector' expressed through a park-like landscape that connects to the wider Ambleside neighbourhood.

To integrate and fit the proposed building onto the site, a slim tower design is proposed that limits the building footprint, results in open landscape space, mitigates impacts to natural light access and sightlines, and strengthens connections to the surrounding area. The massing, orientation, and tower spacing was considered to reduce overlook, shading and privacy impacts on neighbouring residents (Figure 4).



Figure 4: Proposed Infill Building (left) & Existing Rental Building (right)

While the proposal will result in some view impacts for neighbouring mid- and high-rise buildings, such changes are anticipated with the Ambleside Apartment Area, where the OCP contemplates an infill development for the site. The proposed infill building's placement, orientation, and separation distances (greater than 30 m/80 ft. from buildings to the north and west) help mitigate these effects, and the resulting conditions remain typical for a neighbourhood characterized by taller building forms.

The existing rental building, constructed in the 1970s, reflects a West Coast Modernism through its slab-block form and pronounced horizontal expression. The building's bush-hammered concrete façade further embodies the influence of West Coast Modernism in Vancouver, when textured concrete surfaces were used for modern buildings in the region's rugged coastal landscape. The hand-worked finish softened the austerity

of exposed concrete, evoking the natural qualities of stone, rock and weathered surfaces characteristic of the area.

The proposed infill building draws inspiration from the original building while offering a contemporary reinterpretation (Figure 5). Rather than replicating its rough textures, the proposed design introduces a refined horizontality, maintaining continuity with the past with a modern expression.

The form and character of the proposed building and landscaping is secured through the proposed development permit (**Appendix G**).

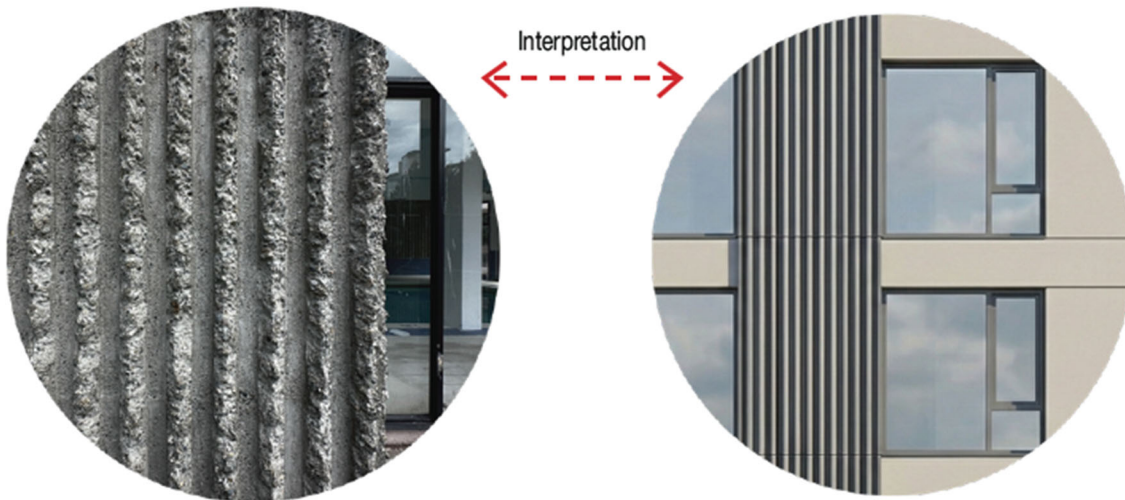


Figure 5: Building Finishing Interpretation

Landscaping & Public Realm

The proposed landscape is a contemporary extension of the West Coast landscape, which offers publicly accessible outdoor amenities through integrated design features. The landscape follows the land topography, shaped over the stepping parking structure transforming the 27 ft. grade change between the north and south property lines into an accessible and usable public realm.

While tree and hedge removal is required to accommodate the proposal along Esquimalt Avenue, Duchess Avenue and the lane, trees along the 15th Street frontage are to remain³. The removals are required due to building conflicts and to accommodate frontage upgrades including new sidewalks and landscaped boulevards on Esquimalt and Duchess. Activating these edges is proposed to enhance the day-to-day experiences of residents and the broader community. Amenity spaces at the ground plane provide opportunity for “eyes on the street”, reinforcing safety and security for both residents and the neighbourhood at large (Figure 6).

³ 25 protected trees onsite proposed for removal, three District trees in boulevard are to be retained, three hedges are: removed (Esquimalt); partially retained (Duchess); and retained (corner) subject to final design development at building permit.

Features of the landscape program include replanting with trees (including street trees) and vegetation, with the following focus areas:

- An Ambleside Living Room: Envisioned as a gathering area that connects and engages with the public realm.
- Pedestrian Greenway: A barrier-free, scenic landscaped pathway that connects Esquimalt Avenue to Duchess Avenue integrated with sidewalks and pathways.
- Viewpoints: Seating and gathering areas positioned to provide views of the oceans and mountains.
- Great Lawn: Expansive lawn within the publicly accessible landscape offers residents and the broader community a recreational amenity.
- Entry Garden & Grove: Incorporation of feature gardens to enhance the site's natural topography by creating interest and opportunities for community engagement and to establish a welcoming arrival experience.
- Outdoor Activity Areas: A rooftop space, outdoor gym and rubber surface play area provide active recreational amenities.



Figure 6: Site Landscaping

Together, the integrated onsite landscaping and boulevards would enhance liveability for residents and the broader community, fostering social interaction and community well-being, and create opportunities to connect the project to natural features.

Unit Mix

The proposal includes a range of studios (18%), one-bedrooms (46%), two-bedrooms (21%), and three-bedrooms (15%), with unit sizes that are

generally modest and aligned with local demand for attainable, right-sized homes. This mix supports community housing objectives by offering options for singles, couples, downsizers, and families. Additionally, the inclusion of garden-suites allows for ground-oriented choices. Overall, the unit mix responds to demographic needs and would strengthen the community's supply of multi-generational housing.

Parking

The existing underground parkade provides a total of 183 parking spaces across four internally connected levels, with three vehicle access points from the lane and one from Duchess Avenue. Only one level offers direct, barrier-free access to the main residential lobby; residents parking on the remaining three levels must navigate stairs to reach the lobby. An additional seven surface visitor parking spaces are located north of the building, accessed from Esquimalt Avenue.

To maintain parking for the existing residents during construction, the applicant has prepared an interim phased parking plan. **Phase 1** would provide 59 new surface parking stalls, in addition to the seven existing surface stalls, all accessed from Esquimalt Avenue. These 59 stalls would be constructed on top of the first two levels of the existing parkade, which would remain operational for residents during this phase. This would provide 155 parking stalls available to residents during construction. The lower two levels would be demolished to enable construction of the new underground parkade for the rental building.

During **Phase 2**, 155 new underground parking stalls would be completed for the rental building. Vehicle access during this phase would continue from the lane. Once the new parkade is operational, residents would transition to it, allowing demolition of the remaining two levels of the existing parkade and removal of the interim surface stalls to facilitate construction of the new underground parkade for the infill building.

Upon project completion, two separate underground parkades, each on its own lot, would serve the rental building and the infill building, both accessed from the lane and providing accessible access to the main entrance lobbies. The rental building would have 155 parking spaces, and the infill building would have 174 spaces, with the seven existing surface stalls retained for visitor, drop-off, and service use for both buildings. Long- and short-term bicycle parking would be provided for the infill building; none is proposed for the rental building, as maximizing vehicle parking supply was prioritized.

Although the rental building's parking supply would decrease from 183 to 155 stalls, the reduced rate is supported by the applicant's transportation study given the building's age, unit mix⁴, and highly accessible location. Recent parking utilization information provided by the applicant indicates that actual demand is below the current supply. Providing 155 stalls aligns with the demonstrated demand, supports more efficient land use, and avoids oversupplying parking in a walkable, transit-served area with frequent bus service, nearby commercial amenities.

Traffic

The applicant provided a transportation study that evaluated traffic and parking impacts of the proposal. The study area included the key intersections along 15th Street, 16th Street, Esquimalt Avenue, Duchess Avenue, Fulton Avenue, Marine Drive and the laneway system serving the existing and proposed parkades. Traffic turning movements were also conducted and established the peak traffic periods (weekday AM 8:30-9:30 and PM 16:30-17:30). Existing site activity was assessed, with the current building generating 32 AM peak-hour trips and 36 PM peak-hour trips. Future background traffic⁵ was also incorporated.

Trip generation for the proposed 126 units showed a modest increase in peak-hour traffic volumes. These new trips were distributed across the surrounding network based on observed travel patterns and assigned to the study intersections. The study concluded that the intersections in the study area would continue to operate at acceptable levels, with only minor increases in delay. The study also reviewed parking supply, bicycle parking, and vehicle maneuvering. The study found that the proposed parking supply will meet demand, and that emergency vehicles, service trucks and passenger vehicles can safely access the laneway, surface parking, and the parkade levels where applicable.

Overall, the study concluded that the proposed development can be accommodated within the existing transportation network without requiring off-site mitigation measures, and that the project's parking, access and circulation systems are appropriately designed to support the anticipated demand.

District staff have reviewed and accepted the findings of the study.

Planning Committee

The proposal was considered by the Planning Committee at its meeting on March 11, 2026, and the Committee passed the following motion:

THAT the Planning Committee support the application at 1552 Esquimalt Avenue.

⁴ 12% studio, 73% one-bedroom, and 15% two-bedroom

⁵ Background traffic refers to the existing and future traffic in the area that is unrelated to the proposed development, including general growth and other approved projects.

7.3 Climate Change & Sustainability

In compliance with the District's Building Bylaw and the Sustainable Buildings Policy, the development proposes to achieve Step 3 + ZCSC EL-3.

7.4 Public Engagement and Outreach

Public Information Meetings

Following Council consideration of the preliminary development proposal⁶, the applicant held a preliminary public consultation meeting to gather feedback from the public on July 3, 2025. Subsequently, upon formal submission of the rezoning application, the applicant held another public information meeting in compliance with the *Development Procedures Bylaw* on April 16, 2026. Summaries of these meetings and the feedback received by the applicant are attached as **Appendices C and D** respectively and are available on the District's website.

Public feedback received reflected a mix of support and concern. Many participants acknowledged the need for additional housing in Ambleside, including the value of retaining the existing rental tower and adding new homes close to transit, services, and amenities. Others noted the potential for improved design, landscaping, and publicly accessible outdoor space. At the same time, concerns raised focused on the proposed building's height and density, neighbourhood fit, and potential impacts related to traffic, parking, construction activity, and infrastructure capacity. Concerns were also raised about tree retention, environmental impacts, and construction impacts.

In response, the applicant refined the proposal in the formal application by reducing the number of units (through unit mix changes), revising the building design, developing an interim parking strategy during construction and adding parking at project completion, and confirming that the existing building would be secured as rental housing. The updated proposal also included simplified and improved landscaping, publicly accessible open space, and transportation improvements including reducing the number of driveway access points. Additionally, at staff's request, the proposal would provide a flashing-crosswalk signal at Esquimalt Avenue and 15th Street.

Public Hearing and Notification

In compliance with the LGA and the Development Procedures Bylaw, the proposed OCP amendment and rezoning bylaw are subject to a public hearing. Notice of the public hearing, if scheduled by Council, would be given in accordance with the LGA requirements and District procedures should the proposal advance.

Signage

Should the proposal advance, the applicant will be required to install signage on the property with information about the public hearing and

⁶ In compliance with the Preliminary Proposal and Public Consultation Policy

concurrent public meeting.

Website

In alignment with current practice, a description of the proposal and current project plans are available online and should the proposal advance, applicable dates will be added.

7.5 Conditions Precedent to Adoption

Prior to adoption of the bylaws and approval of the development permit, the following requirements must be met:

- Payment of the CAC; and
- Registration of a development covenant (to secure site servicing, offsite utility upgrades, to allow for public access to the site and offsite boulevard and frontage final designs and upgrades).

8.0 Options

8.1 Recommended Option

Council give first reading to the proposed bylaws and set a date for a public hearing (June 29, 2026) and concurrent public meeting.

8.2 Considered Options

Council may:

- a. give first reading to the proposed bylaws and set an alternative date (to be specified) for a public hearing and concurrent public meeting; or
- b. defer consideration of the proposal pending receipt of additional information (to be specified) to assist in the consideration of the application; or
- c. reject the application.

9.0 Conclusion

Staff assessment of the application is that it is appropriate as it would advance key housing objectives by adding 126 new homes and securing the existing 185-unit rental tower in perpetuity, and it would deliver public benefits through a Community Amenity Contribution (CAC) and off-site boulevard upgrades. While the project does not fully align with the site-specific policy direction in the OCP, it responds to broader Council priorities related to housing supply, rental retention, and compact, transit-accessible growth. Public input highlighted both support for the new housing and concerns regarding scale, neighbourhood fit, traffic, and construction related impacts, many of which have been addressed through design refinements, increased parking supply, and a coordinated construction and access strategy.

Date: May 20, 2026
From: Lisa Berg, Senior Community Planner
Subject: Development Proposal for 1552 Esquimalt Avenue

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Author:



Lisa Berg, Senior Community Planner

Concurrence:

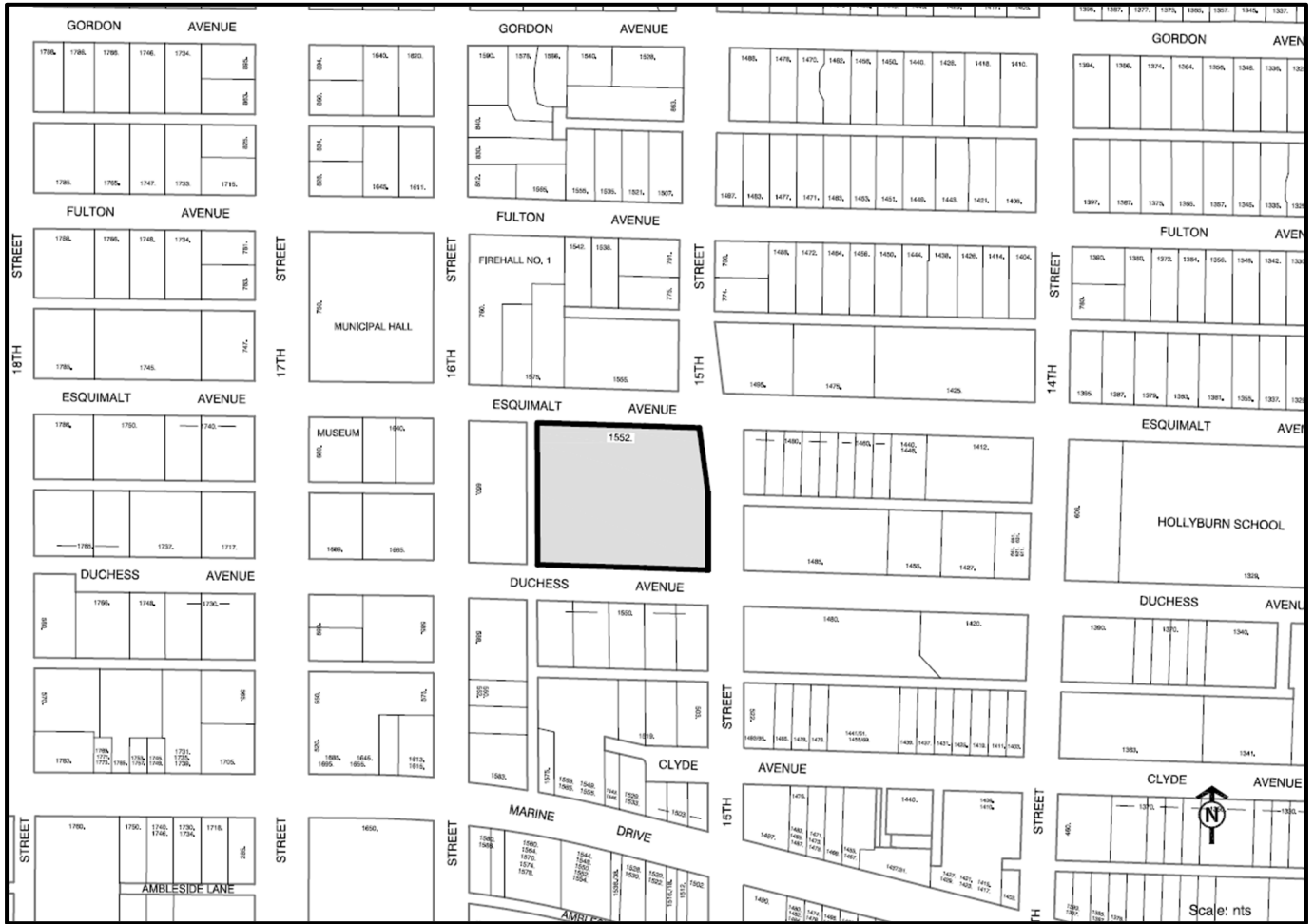


Michelle McGuire, Senior Manager of Current Planning and Urban Design

Appendices:

- A. Context Map
- B. Site Profile
- C. July 2025 Preliminary Public Information Meeting Applicant Summary
- D. April 2026 Public Information Meeting Applicant Summary
- E. Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5465, 2026
- F. Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5466, 2026
- G. Development Permit No. 26-012 (with schedules)

APPENDIX A – CONTEXT MAP



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APPENDIX B – PROJECT PROFILE

Project	Wall Residential Infill
Application	File No. 26-012 (PDA02932)
Applicant	Wall Financial Corporation
Architect	JOG Architecture
Landscape Architect	Bearmark
Site Address:	1552 Esquimalt Avenue
PID	008-546-631
Legal Description	Lot A Blocks 2 AND 3 District Lot 237 Plan 13558
Site Area	7,665 m ² (82,505 sq. ft.)
Existing Zoning	RM2
OCP Policy	BF-B 4.4.5
DPA	Ambleside Apartment Area
Proposal	To rezone the site to allow for a strata infill building and secure the existing apartment building as rental in perpetuity

Particulars	Proposed	Notes
Floor Area Ratio (FAR)	3.0	As per CD60 zone (site wide)
Building Height	60 m	As per CD60 zone
Building Footprint	6,000 sq. ft.	Infill building
Number of Storeys	19	Max 20 (existing building) as per CD60 zone
Housing Unit Mix:		
• Studio	23	
• One-Bed	58	
• Two-Bed	26	
• Three-Bed	19	
Setbacks		From P/L to exterior building face
• Esquimalt	6 m	
• Duchess	4.5 m	
• 15th	9 m	
• Lane	13 m	
Parking	336	As per CD60 zone
Bicycles	230	Infill building only
EV Charging	Level 2	As per Zoning Bylaw

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1552 ESQUIMALT AVENUE

ENGAGEMENT SUMMARY REPORT

PREPARED ON BEHALF OF WALL FINANCIAL CORPORATION
JULY 2025



EXECUTIVE SUMMARY

In June 2025, Wall Financial submitted a preliminary Official Community Plan Amendment to the District of West Vancouver for an infill building at 1552 Esquimalt Avenue in the District of West Vancouver.

The proposed development is for a 19-storey infill building containing 139 new homes which would be secured as rental for a 6-year term and would thereafter become available for homeownership as strata condominium units. The proposal seeks an Official Community Plan amendment to allow for the Floor Area Ratio and associated tenure. There is an existing 20-storey, 185 home rental building on site today; this building will remain and be secured in rental in perpetuity as part of the proposal.

The project team hosted an online engagement period on the project website from July 3 to July 10, 2025 and an in-person Preliminary Consultation Meeting (PCM) at West Vancouver Community Centre Music Hall on July 3, 2025. The purpose of this engagement was to seek public input to inform the application.

Key Engagement Statistics

- 1,100 notifications were delivered via Canada Post to residents within a 100m radius of the site.
- From June 17, 2025 to July 10, 2025 the website recorded 65 unique visitors.
- Approximately 35 community members attended the in-person PCM on July 3, 2025.
- 6 in-person comment forms and 18 online comment forms were received during the PCM.
- 4 emails were received during the PCM engagement period.

Public feedback reflected a range of perspectives. While some respondents shared support for the overall vision, others raised specific concerns. The most frequently mentioned themes included:

- Parking (10 mentions): including concern over a lack of on-site spaces, increased pressure on street parking, and limited visitor parking, especially during construction.
- General Support (9 mentions): support for additional rental housing in West Vancouver, the rental-then-strata tenure model, and densification in urban areas like Ambleside.



- Traffic, Congestion & Emergency Access (6 mentions): increased traffic volumes, lane crowding, and potential delays for emergency vehicles.
- Construction Impacts (6 mentions): disruption anticipated during construction, including noise, dust, and limited site access.
- Height, Density & Massing (4 mentions): the proposed building is too tall or dense for the neighbourhood context; a preference for a lower-scale development.
- Existing Ambleside Towers (3 mentions): desire for further investment in the current tower, concerns about rising rents, and questions about future tenant benefits.
- Uncertainty About Post-Rental Period (2 mentions): what would happen to tenants after the six-year rental period ends.
- Landscaping & Trees (2 mentions): preserve mature trees and simplify outdoor amenities in favour of shaded green space.
- Residential Amenities (2 mentions): questions about whether amenities in the new building would be shared with current tenants and whether existing facilities would be upgraded.
- Infrastructure & Utilities (1 mention): questions about whether local utility systems could accommodate increased demand.
- Other (1 mention): no need for additional apartment buildings.

Email submissions echoed these themes, particularly concerns about parking, construction impacts, neighbourhood compatibility, and the impact on existing residents. Some also raised issues with the policy context and the public engagement process.



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1. INTRODUCTION

To inform the community about the preliminary Official Community Plan amendment application for 1552 Esquimalt Avenue, the project team conducted both online and in-person engagement activities. Online engagement was hosted on the project website (www.1552esquimalt.com) from July 3 to July 10, 2025, and an in-person session was held at the West Vancouver Community Centre Music Hall on July 3, 2025.

At the in-person event, display boards were set up for attendees to review, and members of the project team, along with DWV staff, were available to answer questions and collect feedback; comment forms were available for attendees wishing to provide feedback at the event. The online engagement included the same materials from the in-person session (information boards and a comment form). The public comment period was open from July 3 to July 10, 2025 as directed by staff.

The following report summarizes the 1552 Esquimalt Avenue July 2025 engagement activities, including:

- Notifications
- Project Website (online engagement)
- Preliminary Consultation Meeting (in-person engagement)
- Feedback received
- Conclusion and Next Steps



2. NOTIFICATION

A. Community Notification

The public was notified about the PCM in the following ways:

- June 17, 2025 - Canada Post Notification Mailer;
- June 18 and 25, 2025 - North Shore Newspaper advertisement; and
- June 17, 2025 - Letter sent to existing 1552 Esquimalt Avenue residents.

Each notification contained similar information informing the surrounding community about the development proposal and the upcoming PCM. Contact information for the project team and details about the project website were included in the notifications.

Canada Post Notification Mailer

On approximately June 17, 2025, 1,100 addressed mailers were sent out via Canada Post to addresses within a 100-metre radius from the site informing them of the upcoming engagement event (online and in-person) and sharing project information.

A copy of the notification flyer is included in Appendix A, and a copy of the notification area is in Appendix B.

Newspaper Advertisement

On June 18 and June 25, 2025, a quarter-page newspaper advertisement was published in the North Shore News to inform the public about the PCM.

A copy of the advertisement is included in Appendix C.

Existing Resident Outreach

On June 17, 2025, Wall Financial delivered a letter to their residents of 1552 Esquimalt Avenue notifying them of the upcoming online and in-person engagement event. The letter included high-level project information, details on the July 3, 2025 Public Consultation Meeting, a link to the project website, and contact information for the building manager.

A copy of the letter is included in Appendix D.



3. ONLINE ENGAGEMENT DETAILS: PROJECT WEBSITE

The project website, www.1552Esquimalt.com, was created as an online hub for information. The project website went live with high-level PCM information on June 17, 2025 to coincide with the arrival of the flyer by mail and the first North Shore News Ad.

On July 3, 2025, the project website was updated to provide the following:

- A place where community members can sign up for updates
- The opportunity to review the complete project information including the same information boards that were presented at the in-person event on July 3
- Complete the online comment form during the engagement period
- A key point of contact with the project team for comments or questions

Engagement

Between June 17 and July 10, 2025, the website recorded 65 unique visitors.

Screenshots of the project website are included in Appendix E.



4. IN-PERSON ENGAGEMENT DETAILS: PRELIMINARY CONSULTATION MEETING

Event Details

Date: Thursday, July 3, 2025

Time: 6 - 8 pm

Location: Music Hall, West Vancouver Community Centre

PCM Attendance

35 members of the public attended the in-person PCM. The following individuals from the project team and the District of West Vancouver attended the July 3, 2025 in-person PCM.

Wall Financial Corporation

- Bruno Wall, CEO
- Darcee Wise, Vice President & Property Manager
- Simon Yoon, President
- Molly Reinhardt, Executive Assistant

JOG Architecture

- Jörk Grävenstein, Project Architect

Pooni Group

- Laura Beveridge
- Angela Chau

District of West Vancouver

- Lisa Berg

Information Boards/Presentation Material

The presentation materials covered the key aspects of the proposal including:

- A welcome, land acknowledgment, and project team introduction board
- Boards outlining the context of the site, neighbourhood, owner, applicable policy and inputs which inform the application
- Boards highlighting the proposal offering including the retention of the existing rental building, landscape, sustainability and public realm improvements, and parking.
- Several boards showing architectural materials including the site plan, landscaping plan, context plan, renderings, elevations, sections, and shadow studies.
- Boards outlining the project stats, the application process, and how to share feedback on the proposal.

A copy of the information boards are included in Appendix F.

5. FEEDBACK SUMMARY

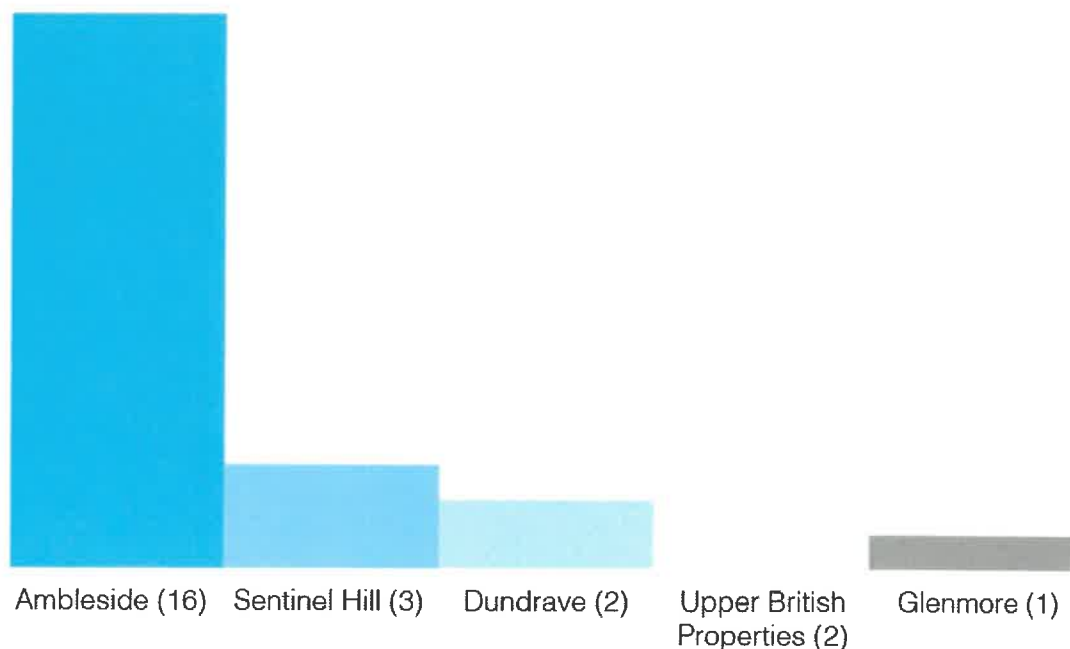
Through this engagement, Wall Financial informed the public about the proposal, addressed their questions, and gathered feedback. Feedback was gathered in the following ways:

- Via the in-person comment form (available at the Preliminary Consultation Meeting) and the online comment form (available on the project website)
- Via email at info@1552equimalt.com

A. Comment Forms (In-person and Online)

Between July 3 and July 10, 2025, a total of 24 submissions were received (6 in-person comment forms and 18 online comment forms). Note that one online comment form was a duplicate received from the same respondent twice, comments have been merged and captured.

Respondents were asked to indicate which neighbourhood they resided in. The following graph summarizes their responses:





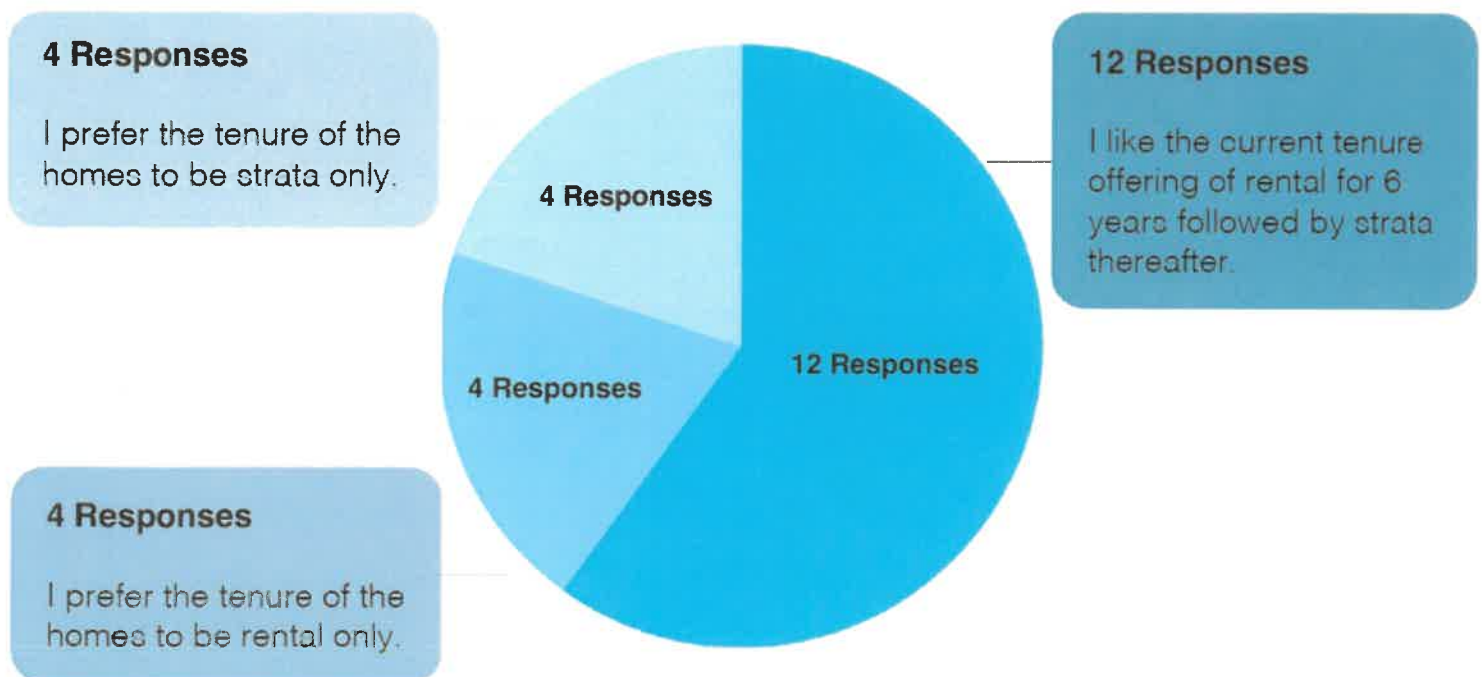
The comment form comprised two questions; responses are summarized below, followed by a detailed breakdown of responses to each question. Note that not all respondents answered each question.

Question 1:

The current proposal is for 139 homes which would be offered as rental for a 6-year term, transitioning to strata (for sale) housing thereafter. Please select one of the following:

- ☐ I like the current tenure offering of rental for 6 years followed by strata thereafter.
- ☐ I prefer the tenure of the homes to be rental only.
- ☐ I prefer the tenure of the homes to be strata only.

Responses:





Question 2:

What are your overall thoughts on the proposal? Is there anything else you would like us to consider as we continue to refine the proposal?

Responses:

Parking

Mentions: 10

- Not enough parking provided for new units
- Existing parking is already an issue (lack of street parking)
- Visitor and temporary parking concerns during construction

General Support

Mentions: 9

- General support for the overall project
- Support for more rentals in West Vancouver
- Support for rental-then-strata model

Traffic, Congestion & Emergency Access

Mentions: 6 (one duplicate response)

- Increased traffic and congestion
- Risk to emergency access
- Lane crowding

Construction Impacts

Mentions: 6

- Construction-related noise and pollution
- Disruption to existing residents and access
- Duration of construction and associated inconvenience



Height, Density, and Massing Concerns

Mentions: 4

- Building is too tall, too dense, or inappropriate for the area
- Preference for lower-scale development

Existing Ambleside Towers

Mentions: 3

- Desire for additional investment in the current tower
- Questions about future rents for existing tenants

Uncertainty About Post-Rental Period

Mentions: 2

- Concern about what happens to renters after 6 years

Landscaping and Existing Trees

Mentions: 2

- Desire for shaded green spaces rather than the proposed amenities
- Request to preserve mature trees on-site

Residential Amenities

Mentions: 2

- Questions about amenity sharing with the existing tower
- Questions about future upgrades to existing amenities

Infrastructure & Utilities Capacity

Mentions: 1

- Question whether utilities (water/sewer) can support the added density

Other

Mentions: 1

- Comment that there is no need for additional apartment buildings.



B. Project Email

From June 17, 2025 (when the notifications were delivered) to July 10, 2025 (the comment period deadline), the project team received 4 emails (plus an additional 3 email responses to a reply) from the public: 3 expressing concern or non-support, and 1 asking clarifying questions.

Expressing Concern or Non-Support:

- Concerns regarding impacts on existing residents during construction, views and parking during and after construction.
- Comments regarding maintenance and challenges with the existing Ambleside Towers.
- Concerns about the LAP process, policy terminology, and consultation process.

Clarifying Questions

- A question about when construction would begin.

A copy of the emails can be found in Appendix I.



6. CONCLUSION

In general, the feedback received indicated that a majority of respondents (12 out of 20) supported the proposed tenure approach, with strata units made available as rental homes for the first six years, while four respondents expressed support for rental housing only, and four supported strata ownership only.

Views on the overall proposal were mixed. Key themes included a desire for adequate parking, general support for additional housing, concerns about traffic, congestion, and emergency access, construction impacts on neighbours, the overall height and density of the building, and comments on the proposed landscaping.

Several questions were also raised during the public engagement process. These related to the temporary rental tenure, the types of residential amenities offered and whether they would be shared, infrastructure and utility capacity, and the construction timeline.

The feedback gathered during the preliminary consultation meeting will be carefully considered by the project team as the application is further refined.

1552 ESQUIMALT AVENUE

APPENDICES



A. NOTIFICATION MAILER

Please Join Us for a Preliminary Public Consultation Meeting for **1552 Esquimalt Avenue, West Vancouver**

Wall Financial Corporation (Wall) has submitted a preliminary development proposal for a residential infill building at 1552 Esquimalt Avenue. The application proposes a new 19-storey residential tower with 139 homes, secured as rental for a 6-year term. The existing 185 home rental building on the property will remain and be secured as rental in perpetuity. A total of 250 parking stalls are proposed for the two buildings.

The proposal is in response to policy BF-B 4.4.5.d. from the Ambleside Local Area Plan approved in July, 2024, which contemplates an infill residential building on this property.

Please join us for an applicant-led Preliminary Public Consultation Meeting (PCM):

Date: Thursday, July 3, 2025
Location: West Vancouver Community Centre Music Hall, 2121 Marine Drive, West Vancouver
Time: 6:00pm - 8:00pm
Format: Drop-in, no presentation

How to Participate

You can share your feedback on the proposal in the following ways:



In-person: By filling out a comment form in-person at the Preliminary Public Consultation Meeting on July 3; or



Online: If you are unable to make the in-person meeting, you can visit the project website at www.1552esquimalt.com to review the proposal information and complete a comment form. Materials will be posted online on July 3. The same information will be shown at the in-person meeting and online. The public comment period runs from July 3 - 10.



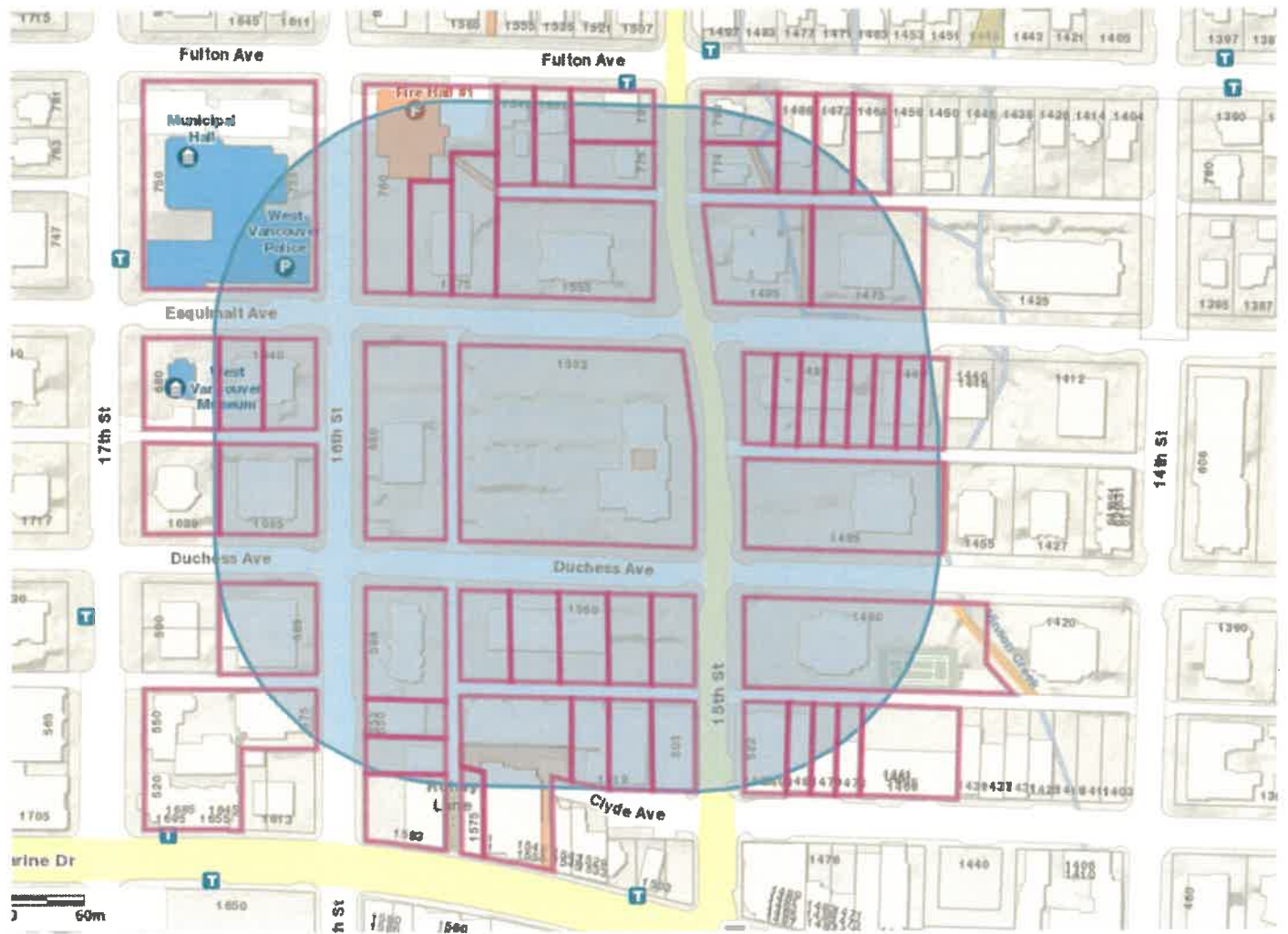
The in-person applicant-led Preliminary Public Consultation Meeting (PCM) will be a drop-in format with display boards for review. Project team members will be available to answer your questions.

More information can be found on the District of West Vancouver website: <https://westvancouver.ca/business-development/development-applications/1552-esquimalt-avenue-residential-infill>

If you have questions about the PCM, please contact the project team at info@1552esquimalt.com or 250-880-2132



B. NOTIFICATION DISTRIBUTION AREA



C. NEWSPAPER ADVERTISEMENT

Preliminary Public Consultation Meeting 1552 Esquimalt Avenue



Wall Financial Corporation (Wall) has submitted a preliminary development proposal for a residential infill building at 1552 Esquimalt Avenue. The application proposes a new 19-storey residential tower with 139 homes, secured as rental for a 6-year term. The existing 185 home rental building on the property will remain and be secured as rental in perpetuity. A total of 250 parking stalls are proposed for the two buildings.

Join us on July 3 for a Preliminary Public Consultation Meeting where we will introduce the project team, share our vision for the site, answer questions, and gather your feedback.

EVENT DETAILS:

Date: Thursday, July 3, 2025

Location: West Vancouver Community Centre
Music Hall, 2121 Marine Drive, West Vancouver

Time: Drop-in format between 6pm - 8pm, no formal presentation

PROJECT WEBSITE:

www.1552esquimalt.com

north shore news nsnews.com

WATER CANNON

North Van athlete helps team claim national water polo title

NICK LAHA
nick@nsnews.com

North Vancouver athletes were making a splash at the 18U water polo nationals earlier this month.

Gabriella Chevalier (16) helped the Fraser Valley Water Polo Club's girls team claim gold at the 18U NCL National Championships in Calgary.

Fraser Valley's boys team had success too, picking up a bronze medal. Martin Radev (16) plays for that squad, and is also from North Van.

The girls team were underdogs going into the tournament, after placing third at the Western regional finals in May.

They also dropped their first match at nationals, losing 14-12 against the Calgary Renegades. But Fraser Valley fought back, winning their next three consecutive games to secure their spot in the final – a rematch against Calgary.

The June 7 championship final was a nail-biter with a tie at the end of regulation forcing a shootout. Fraser Valley won the shootout, clinching the national banner.

Over the five games, Chevalier was her team's second-highest scorer, with 14 goals



Gabriella Chevalier passes the ball at the 18U NCL National Championships in Calgary, June 5-7. nsnews.com

on 23 attempts (60.9 shooting percentage). She also recorded one assist, two blocks and five turnovers.

The Grade 10 Windsor Secondary student has been playing water polo for around six years. She got her competitive start with Pacific Storm, and switched to Fraser Valley in 2024.

WEDNESDAY, JUNE 18, 2025 | A17

Preliminary Public Consultation Meeting 1552 Esquimalt Avenue



Wall Financial Corporation (Wall) has submitted a preliminary development proposal for a residential infill building at 1552 Esquimalt Avenue. The application proposes a new 19-storey residential tower with 139 homes, secured as rental for a 6-year term. The existing 185 home rental building on the property will remain and be secured as rental in perpetuity. A total of 250 parking stalls are proposed for the two buildings.

Join us on July 3 for a Preliminary Public Consultation Meeting where we will introduce the project team, share our vision for the site, answer questions, and gather your feedback.

EVENT DETAILS:

Date: Thursday, July 3, 2025

Location: West Vancouver Community Centre
Music Hall, 2121 Marine Drive, West Vancouver

Time: Drop-in format between 6pm - 8pm, no formal presentation

PROJECT WEBSITE:

www.1552esquimalt.com

LONG-TERM CARE & MEMORY CARE

D. EXISTING RESIDENT LETTER



MEMORANDUM

TO: Residents of Ambleside Tower **HAND DELIVERED**
FROM: Alma Madzarevic, Building Manager **DATE:** June 17, 2025
SUBJECT: REZONING PROPOSAL FOR RENTAL INFILL BUILDINGS AT AMBLESIDE TOWER

In July 2024, the District of West Vancouver adopted the Ambleside Local Area Plan. Among other changes to the neighbourhood, this Plan contemplates an "infill" development on several large multi-family sites in the area, including our Ambleside Tower.

We are proposing to develop a new 19-storey tower with 139 homes on the north-west corner of the property, secured as rental tenure for a 6-year term. The existing 185 home rental building on the property will remain and be secured as rental in perpetuity. A total of 250 parking stalls are proposed for the two buildings.

The Company is hosting an in-person applicant-led Preliminary Public Consultation Meeting (PCM) on July 3rd from 6-8pm as per the attached flyer.

Please join us at West Vancouver Community Centre Music Hall at 2121 Marine Dr, West Vancouver, BC V7V 4Y2 or if you are unable to make the in-person meeting, you can visit the project website at www.1552esquimalt.com

Alma
Building Management
(604) 922-8443
suites@pw-ambleside.com

W A L L • F I N A N C I A L • C O R P O R A T I O N

1010 BURNARD STREET, VANCOUVER, B.C. V6Z 2R9 PHONE 604.893.7131

E. PROJECT WEBSITE

Welcome to 1552 Esquimalt Avenue

West Vancouver

West Vancouver Corporation (WVC) has submitted a preliminary development proposal for a residential infill building at 1552 Esquimalt Avenue. The application proposes a new 19-store residential town with 134 homes, proposed as rental for a 6-year term. The existing 180-home rental building on the property will remain and be retained as rental in perpetuity. A total of 250 parking units are proposed for the two buildings.

The proposal is in response to policy BF-8 4.4.5 of the Ambleside Local Area Plan approved in July 2004, which contemplated an infill residential building on this property.

[Read More](#)

Please join us for an applicant-led Preliminary Public Consultation Meeting (PCM)

 **DATE:** Thursday July 3, 2025

 **LOCATION:** [West Vancouver Community Centre Music Hall, 2121 Marine Drive, West Vancouver](#)

 **TIME:** 6:00pm - 8:00pm

 **FORMAT:** Drop-in, no presentation



How to Participate

You can share your feedback on the proposal in the following ways:

In-person

By filling out a comment form in-person at the PCM on July 3.

Online

Materials are now available for review below. The same information will be shown at the in-person meeting and online.

The public comment period runs from July 3 - 10.



STEP ONE:

Review the Project Information

Click on the image to download a copy of the digital display boards. The same information will be shown at the in-person meeting and online



STEP TWO:

Complete the Comment Form

The comment period is open July 3 to July 10, 2025. You can also email us at anytime at info@1552esquimalt.com

Name

Neighbourhood

Email

☐ I would like to receive project updates via email.

Question One The current proposal is for 139 homes which would be offered as rental for a 6-year term, transitioning to strata (for sale) housing thereafter. Please select one of the following:

☐ I like the current tenure offering of rental for 6 years followed by strata thereafter.

☐ I prefer the tenure of the homes to be rental only.

☐ I prefer the tenure of the homes to be strata only.

Question Two What are your overall thoughts on the proposal? Is there anything else you would like us to consider as we continue to refine the proposal?

Submit

Questions about the PCM?

Contact the project team at info@1552esquimalt.com or 250-880-2132

More information can be found on the District of West Vancouver website:
<https://westvancouver.ca/business-development/development-applications/1552-esquimalt-avenue-residential-infill>

F. PROJECT DISPLAY MATERIALS

Welcome

Thank you for attending the applicant-led preliminary public consultation meeting for 1552 Esquimalt Avenue. This event is being hosted by Wall Financial, and is not a District of West Vancouver function.

Wall Financial Corporation has submitted a preliminary development application for a residential infill building at 1552 Esquimalt Avenue. The application proposes a new 19-storey residential tower with 139 homes, secured as rental for a 6-year term. The existing 20-storey 185 home rental building on the property will remain and be secured as rental in perpetuity with the approval of this application. The proposal has been submitted in response to the Ambleside Local Area Plan - Apartment Stream adopted in 2024.

The purpose of today's applicant-hosted public consultation meeting is to:



Share proposal information



Provide neighbourhood
& policy context



Gather your feedback
& listen to your input



We look forward to hearing your feedback. Please fill out a comment form after you have reviewed the display materials. The display material and comment form are available online at www.1552esquimalt.com. Comments can also be sent to Info@1552esquimalt.com.

Land Acknowledgment



We respectfully acknowledge that we are developing within the traditional, ancestral Territories of the Sk̓wx̓wú7mesh Úxwumixw (Squamish Nation).

Project Team

Wall Financial Corporation has assembled a highly qualified project team.



Wall Financial Corporation | Landowner and developer

Wall Financial Corporation, founded in 1969, is a B.C. based real estate company active in the development and management of residential rental apartments, development and construction of residential housing for resale, and the development and management of hotel properties.



JOG Architecture | Architect

JOG Architecture brings over 25 years of experienced staff dedicated to creating environments that inspire, engage, and elevate the human experience. Founded by a team of seasoned architects and designers, they specialize in residential, commercial, and academic, seamlessly blending aesthetic appeal with functional spaces.



Creative Transportation Solutions | Transportation Consultant

Creative Transportation Solutions Ltd. (CTS), is one of the most respected traffic engineering firms in Western Canada. CTS has been an industry leader in traffic engineering and operations, and in providing traffic engineering, transportation planning and data collection consulting services to the public and private sector since its founding in March 1993.



Pooni Group | Urban Planning and Community Engagement

Pooni Group is a leading urban planning and land development consultancy based in Vancouver, Canada. Their team of skilled planners and professionals bring industry-leading knowledge, strong community relationships and a solid understanding of local perspectives.

Neighbourhood Context

The site is located in the heart of Ambleside.

Ambleside Village Centre is a vibrant hub with jobs, shops, services, and attractions for residents. The site is located close to City Hall, the police department, a firehall, BC ambulance service station, and Hollyburn Elementary, all of which provide employment for residents of West Vancouver and serve the local community.



The proposal is an opportunity to provide housing for the local workforce while enabling residents to live near shops and services that meet their everyday needs. The site is within a 2 minute walk to Marine Drive which is served by 7 different bus routes with connections to Horseshoe Bay, Phibbs Exchange, and downtown Vancouver.

Site Context

The site is located on the southwest corner of the intersection of Esquimalt Avenue and 15th Street.



The property is currently improved with an existing 20-storey 185 home rental building, surface parking, a tennis court, a pool, and greenspace. The site slopes approximately 27 feet from northwest to southeast, providing sun exposure for residential homes, landscaped areas, and for rooftop solar collection.

1552 Esquimalt + Wall Financial Corporation

Wall Financial Corporation (Wall) constructed the existing 20-storey 185 home rental building in 1971 and has owned and managed it to the present day. Wall recognizes the need to provide new housing opportunities in West Vancouver while also maintaining existing rental stock to provide stable and dependable rental housing options.

Wall owns and operates approximately 2,000 rental homes in Metro Vancouver, of which 502 are located on the North Shore.

Retaining the existing rental homes on site contributes to longer term affordability



Over the past 50 years, Wall has undertaken several upgrades to the existing rental building on site to support its livability and durability. Our goal is to maintain the building for many years to come. These updates include:

- Restored the exterior concrete cladding and balconies and re-painted the exterior
- Renovated and upgraded all 185 suites
- Modernized the three elevators
- Re-surfaced the tennis court
- Re-surfaced the pool deck
- Replaced all interior piping
- Installed new parking garage doors, repaired and resealed underground parking lot
- Replaced wallpaper and carpet in common areas

Why Here?

1552 Esquimalt Avenue is located within the Ambleside Local Area Plan boundaries, identified as a site for future residential infill. The proposal is near transit, local amenities, and attractions, meaning more residents will be able to meet their daily needs on foot, bicycle, and public transportation. This leads to more complete, sustainable, and vibrant communities.

The proposal site is located within a two minute walk to Ambleside Village Centre, which includes a great variety of shops, services and amenities.



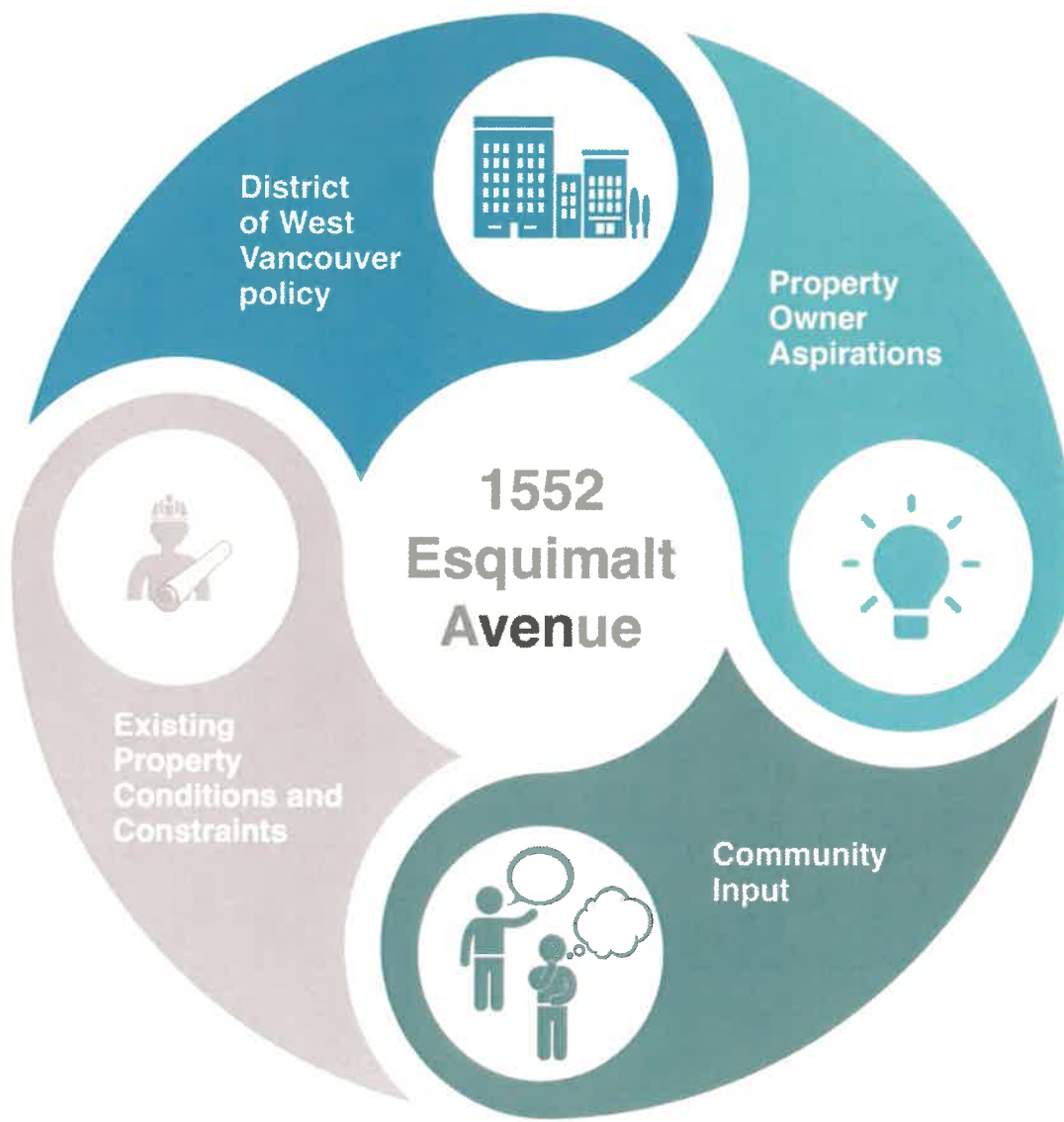
A compact and complete community enables more trips made by walking, cycling or transit



Living near shops and services helps to create healthy and vibrant communities and encourages people to use active transportation.

What informs the plans for this property?

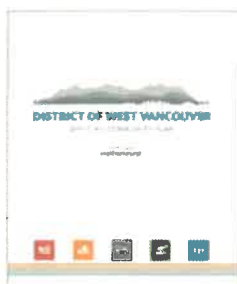
The proposal for 1552 Esquimalt Avenue will be informed by District of West Vancouver policy including the Ambleside Local Area Plan (2024), property owner aspirations, community input, and existing conditions and constraints on the property.



Policy Context

A number of regional and District of West Vancouver policies inform the proposal for 1552 Esquimalt Avenue.

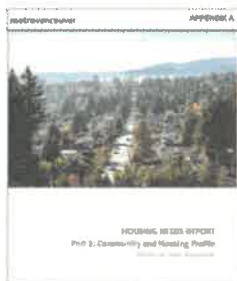
Official Community Plan (2018)



Purpose: the OCP guides community priorities, growth, and change in West Vancouver.

It identifies the following challenges: While the District's growth rate has varied over time, it has **consistently been slower than the regional average**. This slower pace is largely due to an aging population, with fewer births and **limited housing options for seniors looking to downsize or for young families hoping to move into the area**.

Housing Needs Report (2024)



Purpose: In November 2023, three bills (Bill 44, 46, and 47) passed by the B.C. Legislature to support and encourage housing development and applies to all municipalities in B.C. This legislation requires all municipalities to update their Housing Needs Report (HNR) using a standard methodology.

The HNR findings include: Using this methodology, it is anticipated that The District of West Vancouver is projected to need **3,459 new homes over the next five years** and **10,742 over the next twenty**. Adding housing near employment centres, services, and amenities helps create more complete communities by improving access to daily needs.

Ambleside Local Area Plan (Apartment Area, 2024)



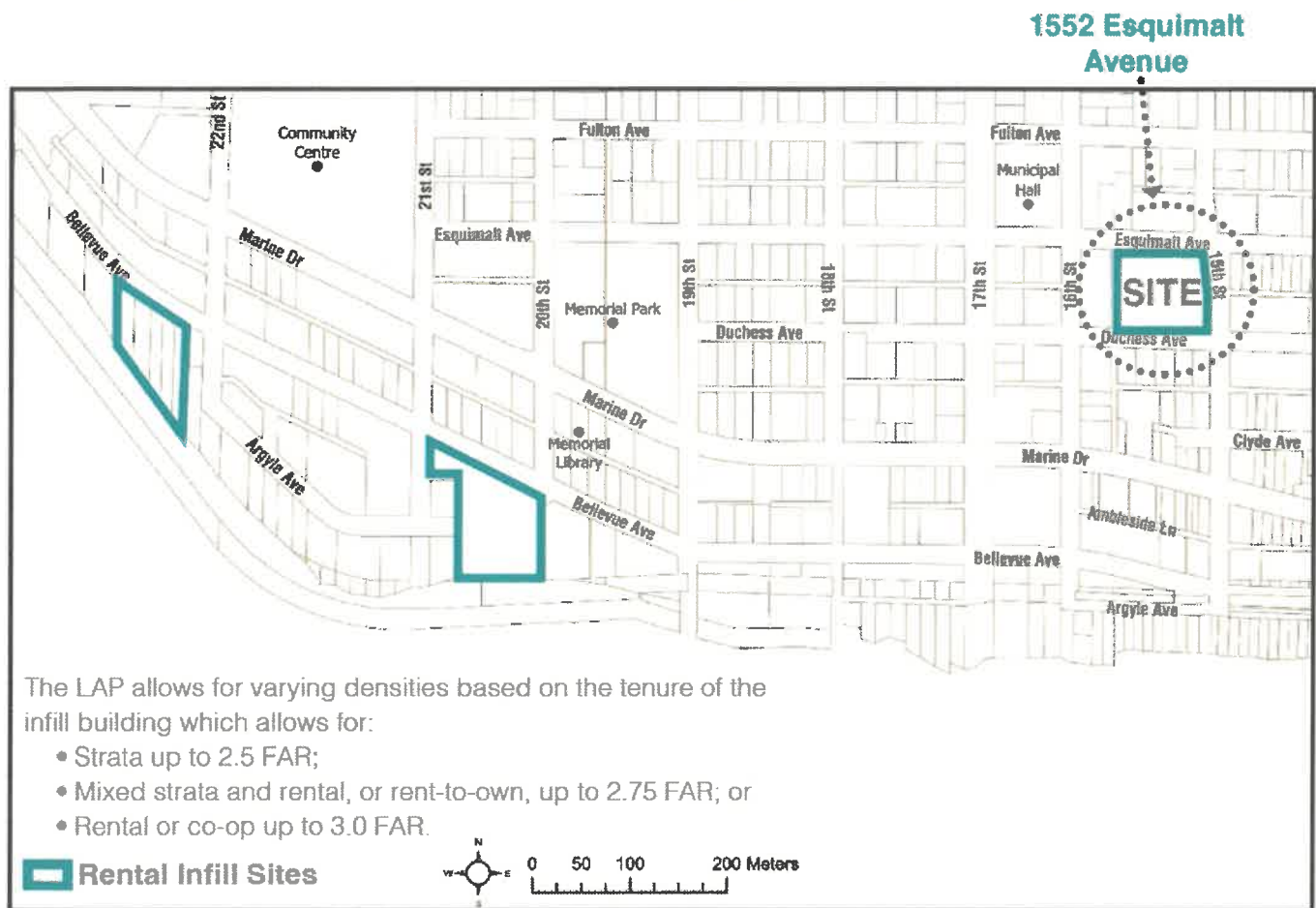
Purpose: Completed in 2024, the Ambleside Local Area Plan (LAP) provides more detailed direction on community priorities, growth, and change in the Ambleside neighbourhood.

The LAP provides the following key directions: it envisions **three potential infill sites** allowing for rental or strata developments alongside the protection of existing rental homes on the site. **One of the three sites is 1552 Esquimalt Avenue**.

Ambleside Local Area Plan

Apartment Area

The Ambleside Local Area Plan (LAP) Apartment Area was approved by council in July 2024. Within the Apartment Area, 1552 Esquimalt Avenue is one of three residential infill sites contemplated.



Map 6 D: Rental Infill Sites

The application for 1552 Esquimalt Avenue responds to this policy, but is contemplating a strata building that would be secured as rental for a 6-year term. This approach provides:

- Immediate rental housing opportunities
- Increased tax revenue for the District of West Vancouver (strata use property taxes are higher than rental property taxes)
- Provides home-ownership opportunities in the near future
- Protects the existing 20-storey 185 rental homes currently on the property, securing the homes as rental in perpetuity (the building is not currently secured as rental in perpetuity)

The Proposal

Wall has been contemplating an infill building at 1552 Esquimalt Avenue since 2019. The proposal has gone through several iterations and was paused in 2021 while the Ambleside Local Area Plan (LAP) was completed.

The proposal will provide new housing options for individuals, families and seniors within walking distance of amenities, employment, and services.

New Infill Building



Secure Existing Rental Building



Landscape, Sustainability + Public Realm



250 Parking Spaces



New Infill Building

The proposal will provide a new 139 home infill building. These homes will be offered as rental for a 6-year term, following that they will become available for home-ownership opportunities.



No resident displacement in close proximity to existing amenities and services

Infill development allows for new housing opportunities to be developed in established neighbourhoods that are already well served by amenities, shops and services, schools, and community centres.

Infill means that no existing residents are displaced as a result of the development.

New modern homes

Many of the apartment buildings in West Vancouver today were built in the 1960s and 1970s. The proposed homes will provide residents with opportunities for accessibility, amenity spaces, and other options that will appeal to a broad group of people.



1552 Esquimalt Avenue provides the opportunity to secure the rental on site today and provide additional rental opportunities for 6-years transitioning to strata thereafter, providing additional future homeownership opportunities that are currently missing from the housing inventory.

Secure Existing Rental Building in Perpetuity

The existing 20-storey rental building on site will be secured as rental in perpetuity as part of this proposal.

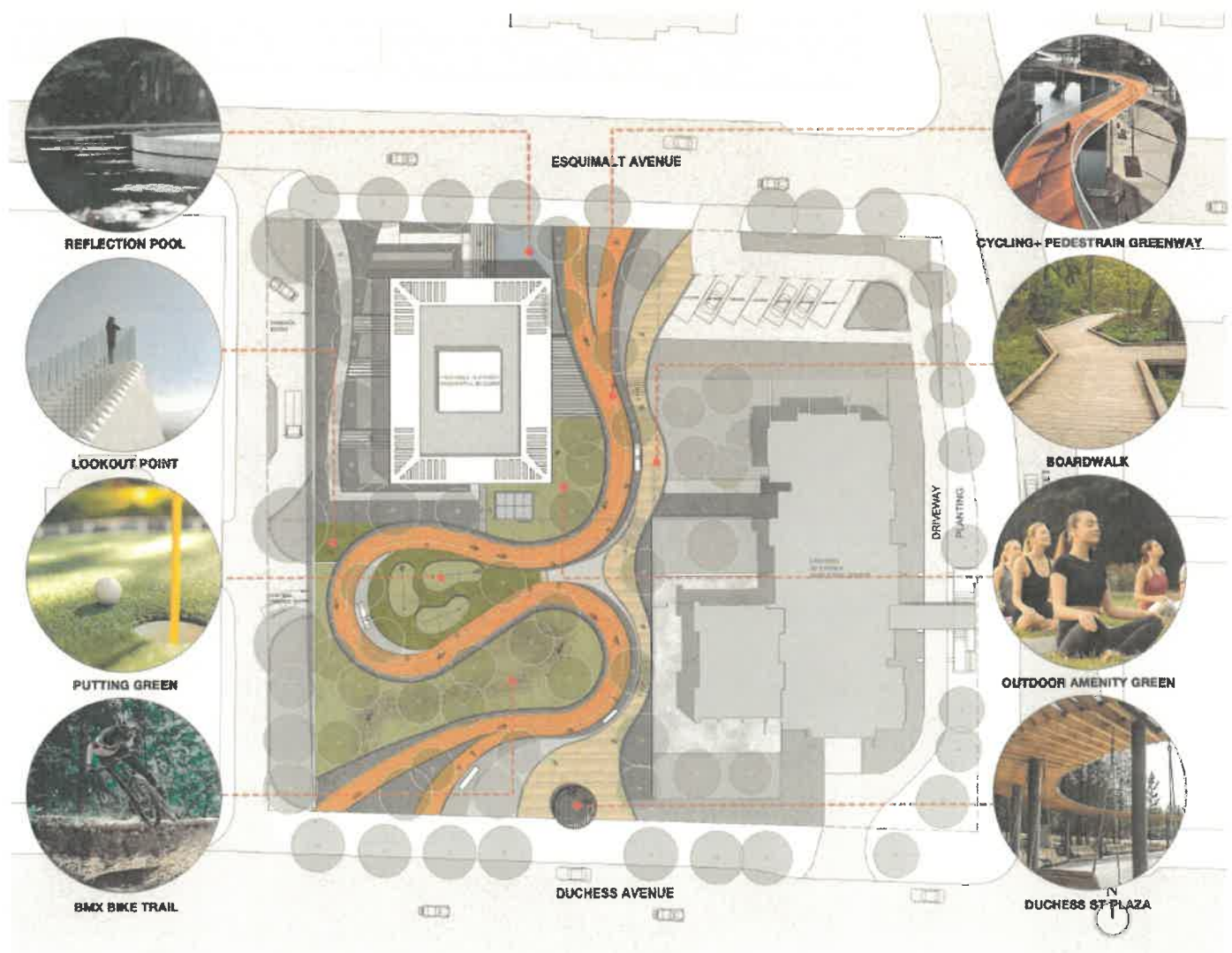
The current building was constructed in 1971 and has been owned and operated by Wall Financial ever since. The 20-storey building includes 185 rental homes ranging from studio to three bedroom units. The redevelopment will not cause any displacement of existing residents.



Landscape, Sustainability & Public Realm

The proposal will be designed to a high level of sustainable performance, meeting and/or exceeding the District's energy and sustainability requirements.

Landscape Concept and Public Realm Components



250 Parking Spaces

There are currently 185 parking spaces on the property, the proposal will add 65 parking spaces, bringing the total to 250 parking spaces for both buildings.

The redevelopment of the property will require the demolition of the existing on-site parking. As part of the Development Permit application process, Wall will create a detailed Construction Management Plan which includes provisions for temporary resident parking, site access, and construction traffic management. Wall is committed to working with current residents to provide alternative parking arrangements during construction.

The proposal includes seven dedicated car share parking stalls to reduce residents reliance on personal vehicles.



The parkade entrance is located off of the laneway, helping minimize conflicts between pedestrians, cyclists and vehicles.

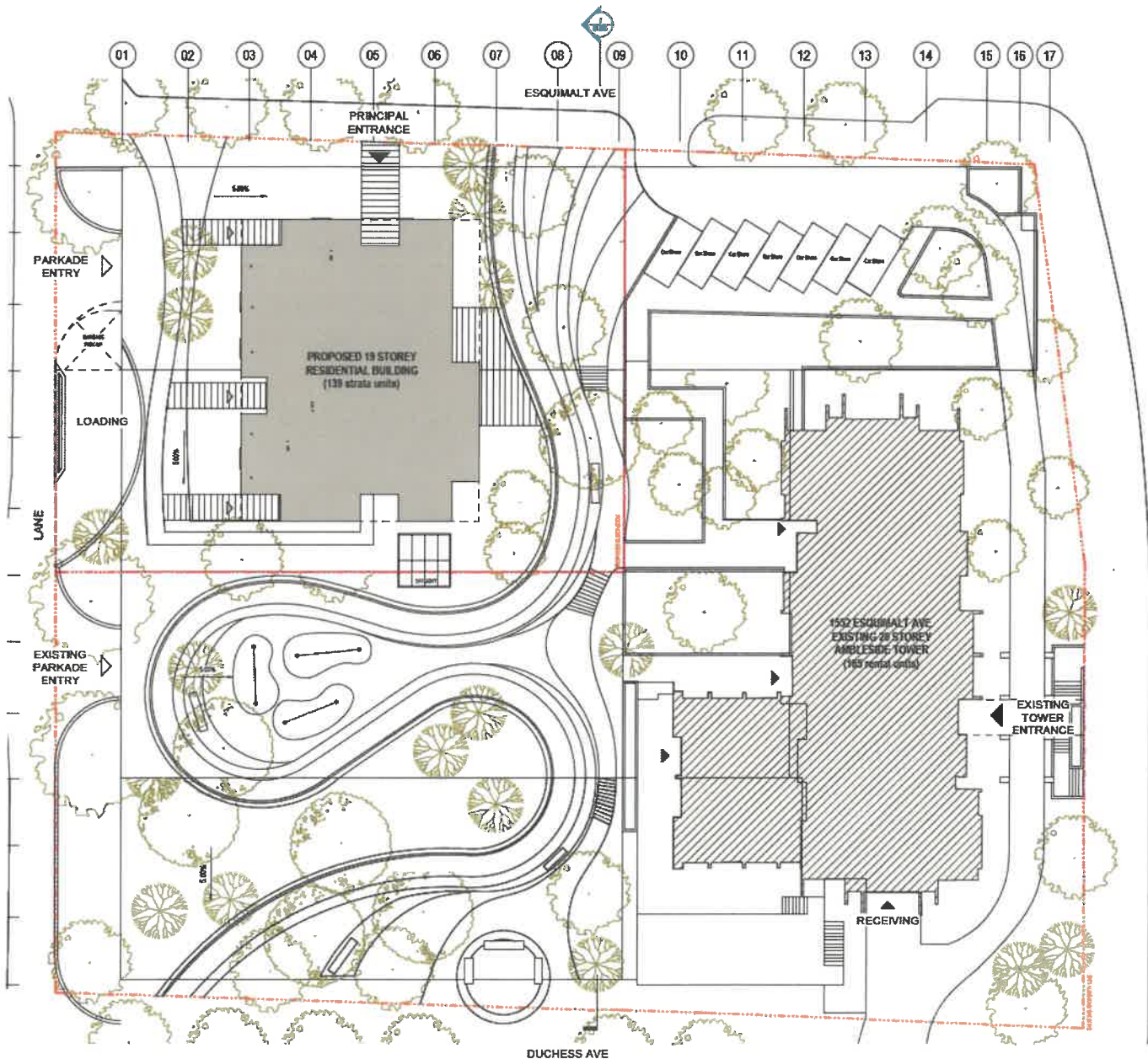


505 underground secured bicycle parking spaces are included in the proposal for both buildings.



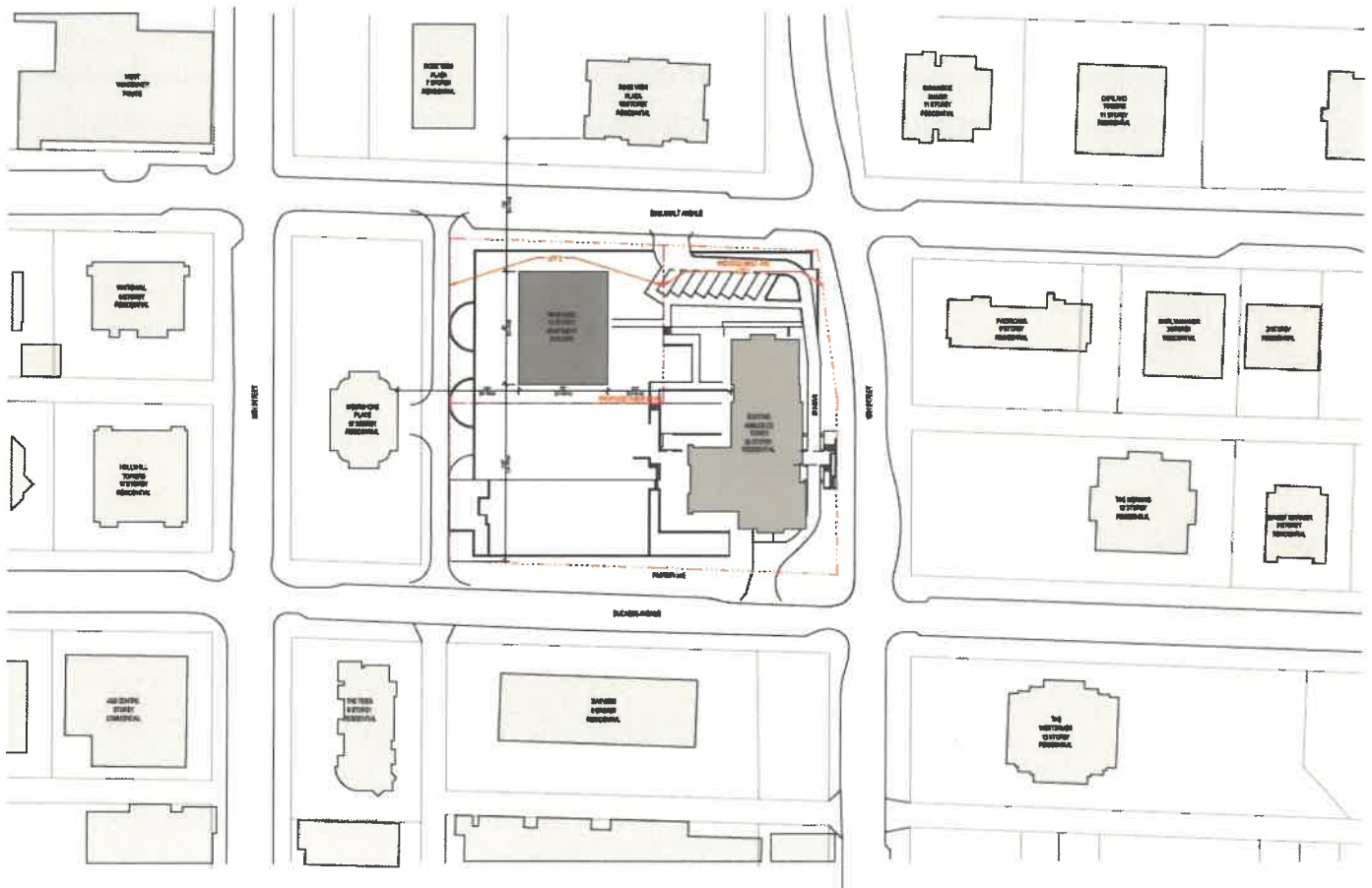
Site Plan

The proposed infill building has been strategically placed in the north-west corner of the site to allow for ample tower separation between the existing building and the neighbouring apartment building.



Context Plan

The proposed infill building has been strategically placed in the north-west corner of the site to allow for ample tower separation between the existing building and the neighbouring apartment building.



Landscape Concept



Design Concept



View from Duchess Avenue looking northwest

Design Concept



View of the courtyard, plazas and connections to the new and existing buildings

Design Concept



View from Esquimalt Avenue looking south

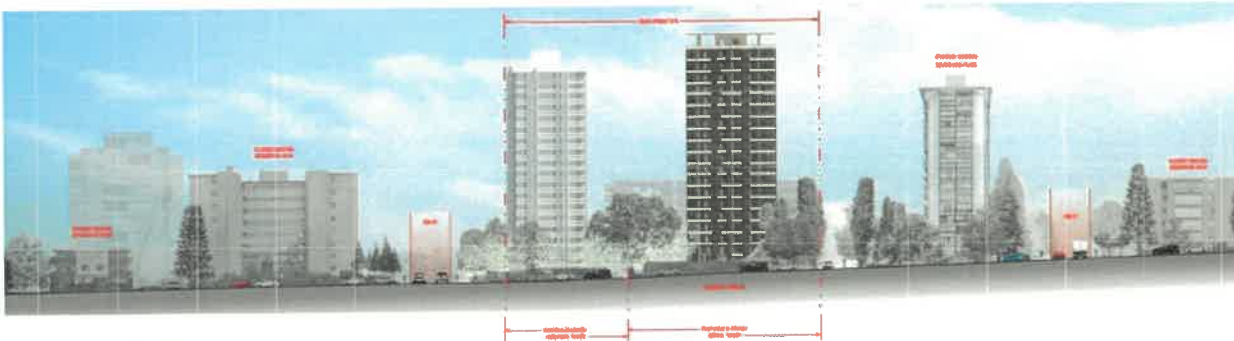
Elevations



Duchess Avenue



16 Street



Esquimalt Avenue



15 Street

Sections



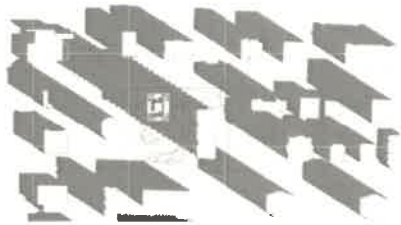
South



West

Shadow Studies

March 21/September 21



10 am



12 pm



2 pm

June 21



10 am

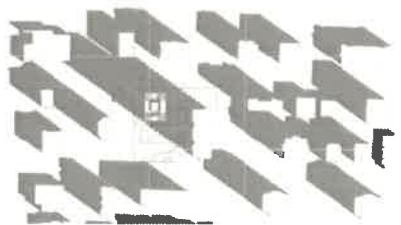


12 pm



2 pm

December 21



10 am



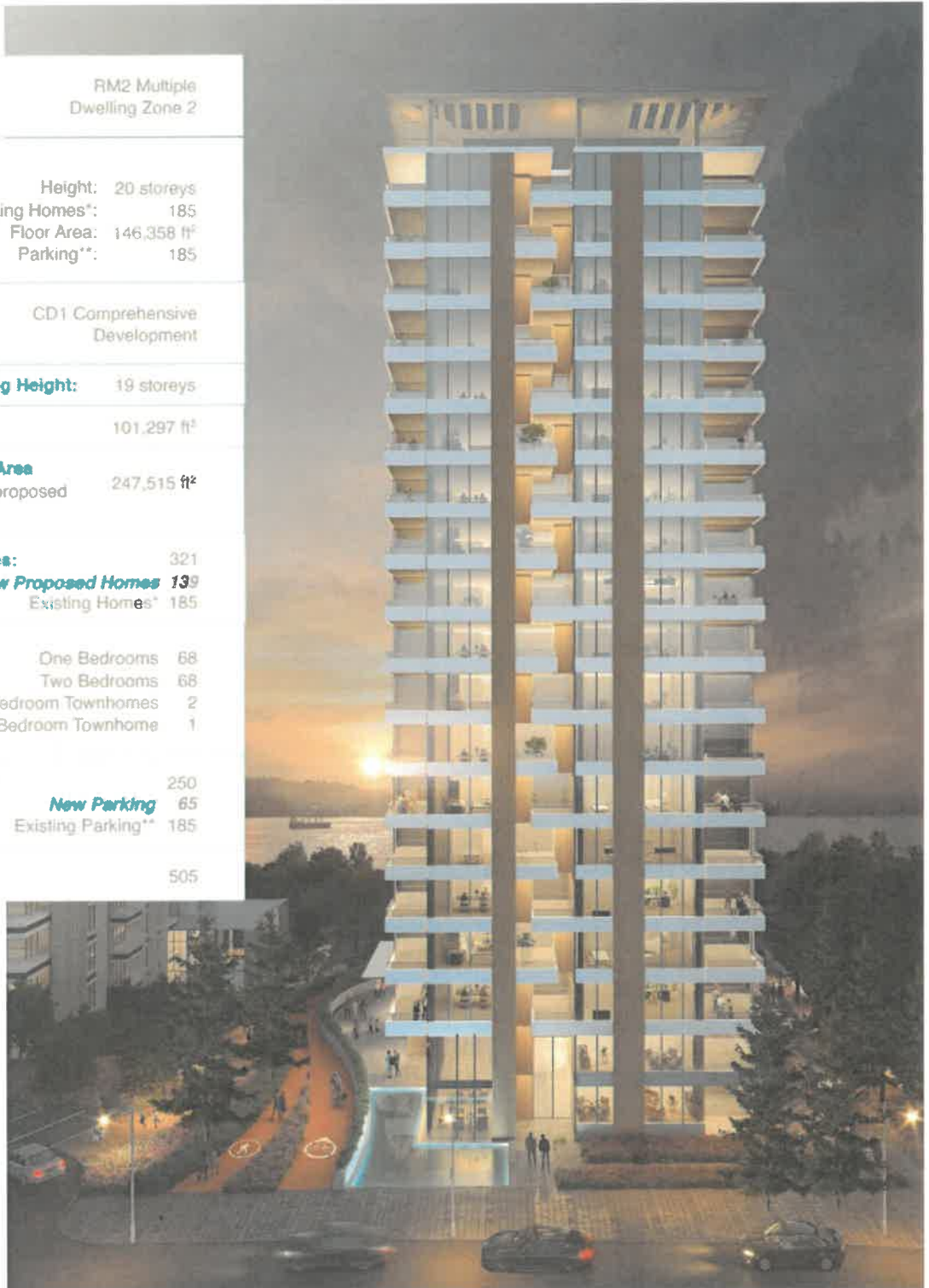
12 pm



2 pm

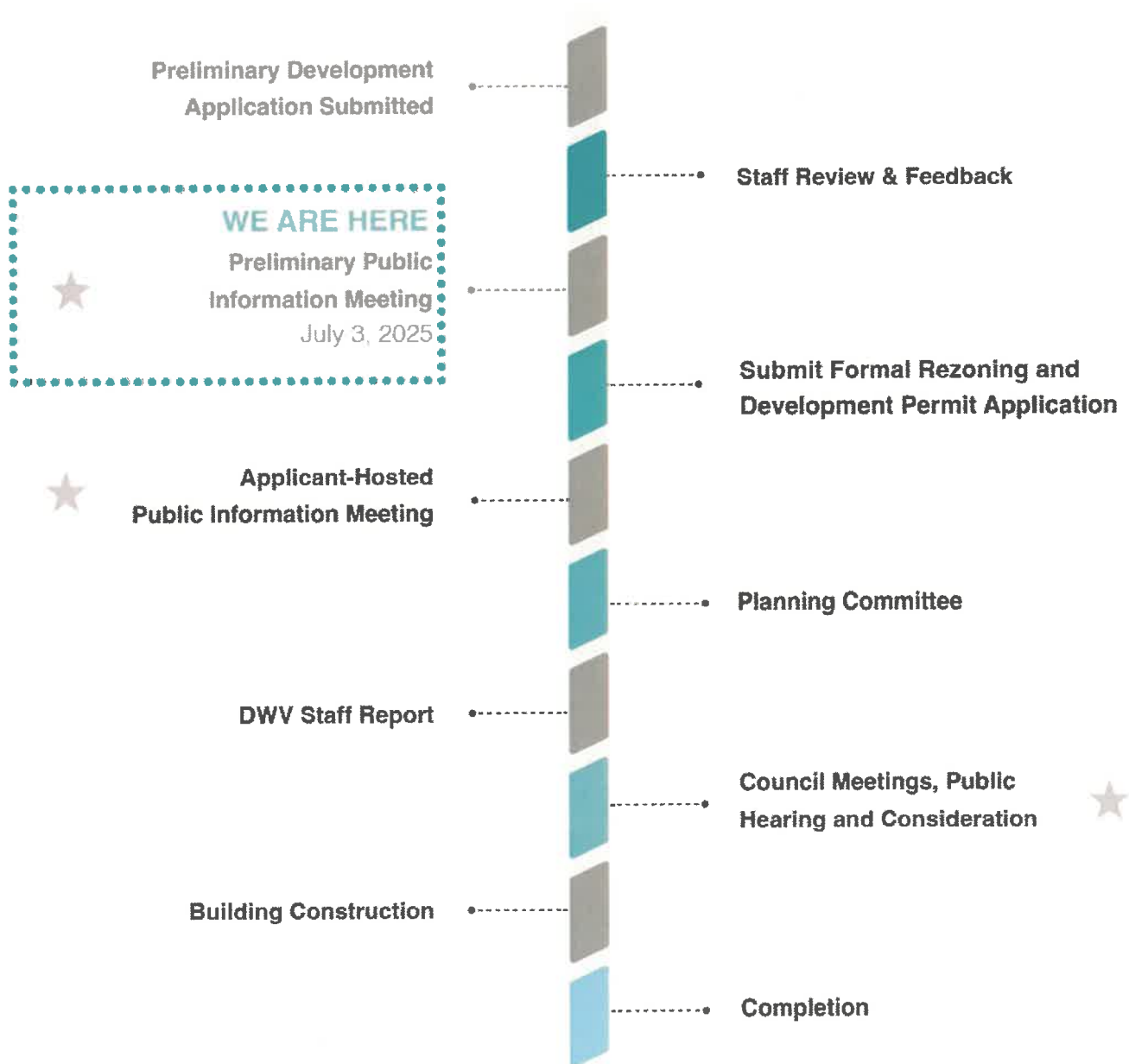
Proposal Details

Existing Zoning:	RM2 Multiple Dwelling Zone 2
Existing Building:	Height: 20 storeys Existing Homes*: 185 Floor Area: 146,358 ft ² Parking**: 185
Proposed Zoning:	CD1 Comprehensive Development
Proposed Infill Building Height:	19 storeys
New Floor Area:	101,297 ft ²
Total Proposed Floor Area (including existing and proposed building):	247,515 ft ²
Total Number of Homes:	321
	New Proposed Homes 139
	Existing Homes* 185
New Home Sizes:	One Bedrooms 68 Two Bedrooms 68 Three Bedroom Townhomes 2 Four Bedroom Townhome 1
Total Parking Spaces: (0.73 stalls/unit)	250 New Parking 65 Existing Parking** 185
Total Bike Spaces:	505



Process

Wall has been contemplating an infill building at 1552 Esquimalt Avenue since 2019. The project was paused in 2021 while the Local Area Plan - Apartment Area was underway. The Local Area Plan - Apartment Area was approved by Council in July 2024.



★ Opportunities for public input

Share Your Thoughts

Thank you for taking the time to attend today's applicant-led preliminary public consultation meeting. There will be many opportunities to provide your feedback as the application process continues.



Please share your comments and feedback with us via the comment forms provided. We look forward to hearing your input.



The display material and comment form are available online at www.1552esquimalt.com until July 10, 2025. Comments can be sent at anytime to info@1552esquimalt.com.

G. COMMENT FORM

Comment Form

1552 Esquimalt Avenue PCM
July 3, 2025

Name: _____

Neighbourhood: _____

☐

I would like to receive
project updates via email

Email Address: _____

Question One

The current proposal is for 139 homes which would be offered as rental for a 6-year term, transitioning to strata (for sale) housing thereafter. Please select one of the following:

☐

I like the current tenure offering of rental for 6 years followed by strata thereafter.

☐

I prefer the tenure of the homes to be rental only.

☐

I prefer the tenure of the homes to be strata only.

Question Two

What are your overall thoughts on the proposal? Is there anything else you would like us to consider as we continue to refine the proposal?

The comment period is open July 3 - July 10 | info@1552esquimalt.com | www.1552esquimalt.com

H. SUBMITTED COMMENT FORMS

Comment Form

1552 Esquimalt Avenue PCM

July 3, 2025

Name:

Neighbourhood: *Upper Bayswater Prop.*

☐

I would like to receive
project updates via email

Email Address:

Question One

The current proposal is for 139 homes which would be offered as rental for a 6-year term, transitioning to strata (for sale) housing thereafter. Please select one of the following:

☐

I like the current tenure offering of rental for 6 years followed by strata thereafter.

☐

I prefer the tenure of the homes to be rental only.

☒

I prefer the tenure of the homes to be strata only.

Question Two

What are your overall thoughts on the proposal? Is there anything else you would like us to consider as we continue to refine the proposal?

None.

The comment period is open July 3 - July 10 | info@1552esquimalt.com | www.1552esquimalt.com

Comment Form

1552 Esquimalt Avenue PCM

July 3, 2025

Name:

Neighbourhood:

Glenmore

☐

I would like to receive
project updates via email

Email Address:

Question One

The current proposal is for 139 homes which would be offered as rental for a 6-year term, transitioning to strata (for sale) housing thereafter. Please select one of the following:

☒

I like the current tenure offering of rental for 6 years followed by strata thereafter.

☐

I prefer the tenure of the homes to be rental only.

☐

I prefer the tenure of the homes to be strata only.

Question Two

What are your overall thoughts on the proposal? Is there anything else you would like us to consider as we continue to refine the proposal?

*I support the densification of West Vancouver
I support anything that promote affordability in Ambleside*

Comment Form

1552 Esquimalt Avenue PCM

July 3, 2025

Name:



Neighbourhood: *Upper British Properties*

☐

I would like to receive project updates via email

Email Address:



Question One

The current proposal is for 139 homes which would be offered as rental for a 6-year term, transitioning to strata (for sale) housing thereafter. Please select one of the following:

☐

I like the current tenure offering of rental for 6 years followed by strata thereafter.

☐

I prefer the tenure of the homes to be rental only.

☒

I prefer the tenure of the homes to be strata only.

Question Two

What are your overall thoughts on the proposal? Is there anything else you would like us to consider as we continue to refine the proposal?

Looking forward to seeing the project.

Comment Form

1552 Esquimalt Avenue PCM

July 3, 2025

Name:

[REDACTED]

Neighbourhood:

ambelside



I would like to receive project updates via email

Email Address:

[REDACTED]

Question One

The current proposal is for 139 homes which would be offered as rental for a 6-year term, transitioning to strata (for sale) housing thereafter. Please select one of the following:



I like the current tenure offering of rental for 6 years followed by strata thereafter.



I prefer the tenure of the homes to be rental only.



I prefer the tenure of the homes to be strata only.

Question Two

What are your overall thoughts on the proposal? Is there anything else you would like us to consider as we continue to refine the proposal?

I appreciate the effort of the team for setting up and sharing the project details.

1- will the new development include shared amenity spaces such as a party room or conference room that could be accessible to residents of the existing building?

2- why does the proposed development include fewer parking spaces than the number of residential units? Has there been an explanation as to why full parking capacity is not being provided for the new building? Also, why is there an expectation or plan to rely on the existing buildings' parking spaces?

Comment Form

1552 Esquimalt Avenue PCM

July 3, 2025

Name:

[REDACTED]

Neighbourhood:

DUNDA RAVE



I would like to receive project updates via email

Email Address:

[REDACTED]

Question One

The current proposal is for 139 homes which would be offered as rental for a 6-year term, transitioning to strata (for sale) housing thereafter. Please select one of the following:

☐

I like the current tenure offering of rental for 6 years followed by strata thereafter.



I prefer the tenure of the homes to be rental only.

☐

I prefer the tenure of the homes to be strata only.

Question Two

What are your overall thoughts on the proposal? Is there anything else you would like us to consider as we continue to refine the proposal?

WHAT HAPPENS to the tenants of the rental homes after 6 years if they don't want to purchase. Will they be evicted?

Comment Form

1552 Esquimalt Avenue PCM

July 3, 2025

Name:

[REDACTED]

Neighbourhood:

Aublesid



I would like to receive project updates via email

Email Address:

[REDACTED]

Question One

The current proposal is for 139 homes which would be offered as rental for a 6-year term, transitioning to strata (for sale) housing thereafter. Please select one of the following:

☐

I like the current tenure offering of rental for 6 years followed by strata thereafter.

☒

I prefer the tenure of the homes to be rental only.

☐

I prefer the tenure of the homes to be strata only.

Question Two

What are your overall thoughts on the proposal? Is there anything else you would like us to consider as we continue to refine the proposal?

Keep the 2 maple trees on the NW corner of the property - they soak up more carbon than newly planted trees.
Where will the cars that are currently in under ground garage be located during construction?



Neighbourhood	Question One The current proposal is for 139 homes which would be offered as rental for a 6-year term, transitioning to strata (for sale) housing thereafter. Please select one of the following:	Question Two What are your overall thoughts on the proposal? Is there anything else you would like us to consider as we continue to refine the proposal?
Dundarave	I like the current tenure offering of rental for 6 years followed by strata thereafter.	Great for the community!
Sentinel	I like the current tenure offering of rental for 6 years followed by strata thereafter.	Always glad to see more rental stock even if it's followed by strata afterward. Would love to see if that's something that can be replicated elsewhere!
Ambleside	I like the current tenure offering of rental for 6 years followed by strata thereafter.	Happy to support something like this in the community!
Park Royal/Ambleside	I like the current tenure offering of rental for 6 years followed by strata thereafter.	
Ambleside	I like the current tenure offering of rental for 6 years followed by strata thereafter.	More rentals like this are needed across West Van. Looking forward to having more forward thinking developments like this one.
Dundarave	I like the current tenure offering of rental for 6 years followed by strata thereafter.	I think the six years of rental followed by strata is a smart approach. Excited to see it move forward.
Sentinel Hill	I like the current tenure offering of rental for 6 years followed by strata thereafter.	Hope to see more developments like this
Sentinel	I like the current tenure offering of rental for 6 years followed by strata thereafter.	I think it adds necessary rental housing to the neighbourhood.
1552 esquimalt Ave		While increasing the number of rental spaces, this development will also make the block congested and overcrowded. The beauty of West Vancouver lies in its natural surroundings, which differentiate it from other neighbourhoods. By constructing more buildings in close proximity to each other, we risk losing the fresh air and tranquillity that define the area. Additionally, the construction process will introduce pollution and loud noises into what is primarily a residential community, disrupting the peace that residents have enjoyed and blocking the mountain view for some apartments..
Esquimalt	I like the current tenure offering of rental for 6 years followed by strata thereafter.	we don't need any more apartments. Can't live your life as a millionaire huh? You just HAVE to be the 1%.
Ambleside		It's a terrible proposal. There is no current street parking already, what about sewer and construction / Infill impacts on neighbouring buildings? Adding a 19 storey building to this area is irresponsible, disrespectful to the neighborhood and ludicrous. This seems like a knee jerk reaction to the province's housing requirements. There is plenty of undeveloped land in West Vancouver - please look elsewhere.



Ambleside	I prefer the tenure of the homes to be strata only.	Project is not aligned with current OCP Policies — This proposal intends to add 139 units. If this were a straightforward strata application today it would exceed the maximum number of units allowable by 60, so there needs to be a variance, which we believe Wall Corporation is coercing by promising to maintain the old tower as rentals in perpetuity. Parking- There are currently only 185 stalls at the site, so by increasing to 250, they are only adding 65 stalls for an extra 139 units. This equates to a ratio of 77% parking stalls per total units, a number well below local building codes. The excess number of cars will wind up searching for non-existent on-street parking. Even more daunting, once the current parking structure is demolished this will force 185 cars from the current tower onto the street during construction over at least 2 years. The surrounding area, including City Hall, the Police Department and Fire & Rescue Service and all Ambleside residents in the area will be affected by the lack of parking due to this project. Daunting Future for Ambleside Residents - This proposal intends to add 139 units over 19 stories in a new tower, which will only be held as rentals for 6 years then sold off as strata units. Where will these tenants go in 6 years, If the Wall Corporation sells the units? If Wall Corporation moves forward with a sensitive two-building mid-rise complex, phased so that its current parking obligation can be reasonably accommodated, I would fully support this project.
Ambleside	I prefer the tenure of the homes to be rental only.	How often will surrounding roads be closed to allow for machinery etc. to be brought in? Where will the displaced vehicles be parked in this already congested area? How will residents of Roseview and Cedar Terrace (not Roseview 2 as your plan states) access their parking areas if Esquimalt is closed? Will e-bikes be allowed in apartments or will you build a fireproof room to store them?
Ambleside and near by neighbour	I like the current tenure offering of rental for 6 years followed by strata thereafter.	1. Very concerned regarding the lack of parking; only 65 new spots for 135 new units, and the impact and overflow onto Duchess ave. Duchess is already highly utilized, this will further aggravate an existing problem. 2. Are the units sized for families, 50% are one bedroom, is West Vancouver's goal to increase housing for families, does this design meet that goal, with well sized apartment units? 3. Can West Vancouver's utilities (water and sewage) accommodate this project, or will the city need to upgrade utilities, and require the costs to be applied taxes payers? 4. The bike lane, walking lane, mini golf, yoga area, viewing station, seems to be an overkill. How about a simply green space with lots trees providing shade and benches that residences and community can enjoy. This would blend nicely with the trees on the other side of Duchess.



		Issues with the proposed building: - Increased congestion in an already populated area. In this one block, the two buildings already have a total of 253 units together. The addition of another 139 units, most likely with multiple people in each unit, will increase that number astronomically. - Ambleside towers is already requiring work. What is the benefit to those residents to have money put into a separate property that is encroaching on their space, right outside their windows but with no care for them. - To only add 65 additional parking spots when there are now two buildings with an additional 139 units that will require a parking as well is absolutely unacceptable. - Visitor parking is already difficult. There is limited space on the street, that is now going to be even more populated, especially with not enough parking spots for the new building - During construction, where are the tenants of Ambleside Towers supposed to park - We are in close proximity to all emergency services. This additional congestion will be a hazard to getting around plus create worse traffic. - For Westshore Place, the construction is not only an eye sore but noise pollution. Plus it will additionally take away privacy from people who are all owners within their building.
Ambleside	I like the current tenure offering of rental for 6 years followed by strata thereafter.	
Ambleside	I prefer the tenure of the homes to be rental only.	I live in [REDACTED] currently since 2016. Our building has not been updated or cleaned up in several years. Hearing a proposal for an entirely new build is frustrating as no upkeep has been done to ours. The construction alone will be very inconvenient not to mention encroaching on our privacy both during and after the build. I currently park underground at the tower. Where is the suggested parking during the construction period? 300+ units and only 250 parking spots, will there be a better visitors parking lot? with more access to visitor parking passes? Will our current parking rental increase? Will there be an updated gym or pool in the new building that we are able to share? Will our gym and pool be updated? The additional congestion to the emergency services seems unsafe. On a more personal level, the additional noise and congestion to a very quiet and lovely neighborhood is worrying. Will the original ambleside tower be staying as a rental property? what is the benefit to us already living here vs the inconvenience it will cause for years.
Across the lane @ Westshore Place	I prefer the tenure of the homes to be strata only.	Too bulky, too high, crowds the adjacent lane too much
Westshore Place	I prefer the tenure of the homes to be strata only.	It crowds the adjacent lane too much.
Ambleside		I am totally against the proposal presented for 139 homes at 1552 Esquimalt.. 1) Ambleside does not need another tower. 2) Parking in the neighbourhood is already a serious concern. 3) Views will be blocked by another tower. 4) The flow of air from the sea and the mountain valleys will be impacted (blocked) by another tower. 5) As a long time resident of Ambleside I am against the encroaching of more high towers in our seaside neighbourhood. 6) We would like to keep the neighbourhood comfortably developed with a maximum height of less than seven stories. (Please note that your questions in question one are not applicable or relevant as the new law in BC precludes strata only and allows rentals in all strata housing.)

I. EMAIL CORRESPONDENCE

7/8/2025 11:29 AM

1552 Esquimalt Infill Proposal

Dear Mayor, Councillors & WFC (Wall),

Regarding the initial developer offering of the infill building at 1552 Esquimalt. Where on earth did this come from? Certainly not from the recently completed Ambleside, LAP.

- Infill? I think we can stop with that term. Sounds like a passive addition. This is a massive new development.
- We followed the LAP to the end, no where in Ambleside was any site foreseen as 19 stories? Two sites at 17 stories, Fresh St., and Fair in the Square. So how did all but one Councilor vote this to proceed to this point? It's a head scratcher.
- Regarding density, LAP addressed this as well, correct me if wrong, 100 suites more than that already very dense block permits, again how did this get to this point?
- Aghast to hear one councillor suggest the LAP is just a rough guide. What? No, a 10 year study using unlimited taxpayers money is not just a guide, it's a blue print. A rough guide is written on the back of a napkin after lunch.

Please reconsider this proposal, that goes against everything the entire community has voiced their opinions on.

Thank you.



Re: Council Correspondence re: 1552 Esquimalt Avenue

Since we are all here, current state of 1552 view from our pool area. Lovely.....Going forward, what is Wall Corps plans re maintenance, for the future complex, record is not great.....right? [REDACTED]



On Jul 9, 2025, at 6:23 PM, [REDACTED]

Dear Lisa, please tell me, is this deja vu or what? 3rd time a charm I hope not. Seriously, this project is always proposed in the 1st week of July, and comments are closed 5 days later? It is so under handed, Wall nor any of you can be trusted, its nuts.....!



7/7/2025 6:02 PM

1552 Esquimalt Avenue

To info@1552esquimalt.com

Hello..... I attended the proposal on July 3rd at the Community Centre in West Van. Thank you for offering this evening for the public to give their input.

I am opposed to the project and always will be.

I am a [REDACTED] and I don't understand where you are going to allow people to park, during the construction and after. You charge for the folks who live in Ambleside Towers and so to avoid the charges, they park on the street. There will be 74 units without parking in this new development, thus you don't allow enough parking for each condo resident, so where do they go? There should be one for each unit.

Also, will the new development cause Duchess Street to only have the south side for parking? That's what it looked like from the photos. We are struggling to find parking spaces now, and so is the area around us.

The Wall Group doesn't take care of the building that is there now, Ambleside Towers, so will they take care of the new one? That is very doubtful. Residents and visitors also cannot enter into the building by the main door as the drop-off is blocked.

I am also against "rentals for 6 months" and then turning them into "Strata condos". Affordable, and I mean affordable housing, is what's needed, not more expensive condos. The firemen and policemen, as it is now, do not live in West Van because they cannot afford it. Why don't you cater to some folks who need it.

The "Wall Ambleside" signage proposed is way too large. I understand advertising, but this is too much.

Finally, please fix the parking gate in the alleyway that is there now. Since they have been installed, the one especially has been noisy every time it has been opened and no repair has been done to make them better. Your managers have been told about it many times, but there seems to be no consideration for others. I hope you will take my comments and make some changes.

Kind regards,

--
[REDACTED]



6/19/2025 11:18 PM

Breaking Ground Date

To info@1552esquimalt.com

Hello,

We live [REDACTED] from your upcoming development and will be moving before you break ground. When do you plan to break ground?

Thank you,

[REDACTED]

6/18/2025 1:30 PM

New building next to 1552

To info@1552esquimalt.com

1552!landlord,

Your company announced a meeting about building another 19 floors in the northwest corner of this Building 1552.

When will construction begin?

This project will severely impact the living conditions of the tenants on the west side. The two buildings will be unusually close together, which goes against common sense. It will seriously obstruct the current residents' views, ventilation, and natural light.

If you insist on proceeding with this project, the residents may sue and demand significant compensation.

Pls reply me.Thank you



1552 ESQUIMALT AVE

West Vancouver

Engagement Summary Report

Date: April 29, 2026

Prepared for: Wall Financial Corp.

Prepared by: Pooni Group

Executive Summary

Wall Financial Corporation (Wall) has submitted a development proposal for a residential infill building at 1552 Esquimalt Avenue. The application proposes a new 19-storey residential tower with 126 homes. The existing 185 home rental building on the property will remain and is proposed to be secured as rental in perpetuity. A total of 336 parking stalls are proposed for the two buildings. The proposal was considered by the Planning Committee at its meeting on March 11, 2026, where the Committee recommended support of the proposal.

On April 16, 2026, the project team hosted a Public Information Meeting (PIM) at West Vancouver Community Centre (Cedar Room) to present a refined proposal, gather feedback, and answer community questions. All materials shared at the PIM are available on the project website (1552esquimalt.com). Comment forms were provided at the event and online from April 16 to April 23.

Approximately 64 people attended the in-person PIM on April 16. The project website recorded 84 unique visitors throughout the engagement period between April 16 and April 23.

A total of 29 comment forms were received during the engagement period. Positive feedback noted recognition of the need for additional housing in the community, including rental housing, as well as support for transit-proximity, improved design outcomes, and enhanced publicly accessible outdoor amenities. Critical feedback focused primarily on the proposed building scale and its fit within the existing Ambleside neighbourhood context, along with traffic and parking impacts, infrastructure capacity, environmental considerations, and neighbourhood character.

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05	APPENDICES	12



1. INTRODUCTION

Wall Financial Corporation (Wall) is seeking approval for a residential infill development at 1552 Esquimalt Avenue, which would introduce a new 19-storey residential tower with 126 homes on site. The existing 185-unit rental building would be retained and is proposed to be secured as rental housing in perpetuity. Together, the two buildings would provide a total of 336 parking spaces. The proposal was reviewed by the Planning Committee at its meeting on March 11, 2026, where it received a recommendation of support.

On April 16, 2026, the project team hosted a Public Information Meeting (PIM) at West Vancouver Community Centre (Cedar Room) to present a refined proposal. The venue featured a series of display boards outlining key elements of the proposal, and project team members were available to speak with attendees, respond to questions, and provide additional context. Participants were encouraged to share their input by completing a comment form at the event, with the option to submit further feedback afterward through the project website or the project's dedicated email.

For individuals who were not able to join the meeting, or who preferred to review the materials at their own pace, the project website (www.1552esquimalt.com) offered continuous access to the digital display boards and flythrough video. An online comment form was also available through the engagement period from April 16 to April 23, 2026.

The following Engagement Summary Report provides details about the public information meeting, including the project website, notification methods, open house format, and information presented to the public. Feedback forms were solicited both at the in-person open house and online through the website. The feedback that was collected during the engagement period has been reviewed, analyzed and summarized.

2. PUBLIC INFORMATION MEETING

This section provides details about the project website, notification methods and details about the open house.

A. Project Website

The project website (www.1552esquimalt.com) served as the main source of information about the refined proposal. It provided the public with an overview of the project, the ability to sign up for updates, and an email contact to the project team. A digital version of the display boards from the PIM and a flythrough video was available on the site and remains accessible for reference. An online comment form was also offered during the engagement period to collect feedback.

Launch and Updates

- **March 30, 2026:** The website's landing page was updated with information about the upcoming PIM.
- **April 16, 2026:** A downloadable PDF of the display boards and an online comment form were added to the site to facilitate public feedback.
- **April 23, 2026:** The online comment form was removed following the close of the comment period. The display boards and flythrough video remain available for viewing, and the public can continue to sign up for project updates or contact the project team through the website.

Engagement

As of April 23, 2026, the final day of the engagement period, the website had recorded 84 unique visitors.

Screenshots of the project website are included in **Appendix A**.

B. Community Notification

The public was informed about the upcoming PIM through multiple channels, including:

- Addressed notification mailer; and
- Newspaper advertisement;

All notifications provided consistent information about the refined proposal and details of the PIM. They also included contact information for the project team and directions to the project website for additional resources and updates.

Addressed Mailer

On March 31, 2026, 1,221 mailers were sent via Canada Post to residents and property owners within approximately 100 metres of the site (see highlighted area on the notification map below). A list of addresses for notification purposes was provided by the District of West Vancouver.



Figure 1. Notification Map (provided by the District of West Vancouver)

A copy of the notification mailer is included in [Appendix B](#).

Newspaper Advertisement

Information about the PIM was communicated through advertisement campaigns.

North Shore News Print Ad

- Dates: April 8 and April 15, 2026

A copy of the advertisement is included in [Appendix C](#).

C. Public Information Meeting (PIM) Details

Event Details

Date: Thursday, April 16, 2026

Time: Drop-in from 6:00pm - 8:00pm

Location: Cedar Room, West Vancouver Community Centre, 2121 Marine Drive, West Vancouver

A total of 64 members of the public attended the in-person PIM.

PIM Attendance

The project team was present to engage with attendees and respond to questions. A City of West Vancouver staff member was also in attendance to provide additional information and support.

Developer (Wall Financial)

- Darcee Wise
- Bruno Wall

Architect (JOG Architecture)

- Jörk Grävenstein

Landscape Architect (Bear Mark Design & Landscape)

- Amber Paul

Planning & Communications (Pooni Group)

- Angela Chau
- Blaire Chisholm
- Joyce Peng

Information Boards / Presentation Material

The following presentation boards were displayed:

- | | |
|---|------------------------------------|
| • Welcome | • 336 Parking Spaces |
| • Project Team | • Interim Parking Plan |
| • Neighbourhood Context | • Transportation Impact Assessment |
| • Site Context | • Site Plan |
| • 1552 Esquimalt + Wall Financial Corporation | • Context Plan |
| • Why Here? | • Landscape Concept |
| • What informs the plans for this property? | • Design Concept |
| • Policy Context | • Street Elevations |
| • Ambleside Local Area Plan Apartment Area | • Building Elevations |
| • The Proposal | • Shadow Studies |
| • New Infill Building | • Proposal Details |
| • Secure Existing Rental Building in Perpetuity | • Process |
| • Landscape, Sustainability & Public Realm | • Share Your Thoughts |

A copy of the presentation slides are included in **Appendix D**.

3. FEEDBACK SUMMARY

Throughout this engagement period from April 16 to April 23, the project team informed the public about the proposal for the site, addressed inquiries, and gathered feedback.

The public was able to provide feedback in the following ways:

- Email: info@1552esquimalt.com
- Project Website: 1552esquimalt.com
- In-person and online comment forms

Email

No emails were received from the community throughout the engagement period.

Comment Forms

Total received: 29 responses - 11 online, 18 in person

Neutral/ Informational: 14%

Supportive (in favour of the proposal): 3%

Generally Supportive (with conditions or comments): 10%

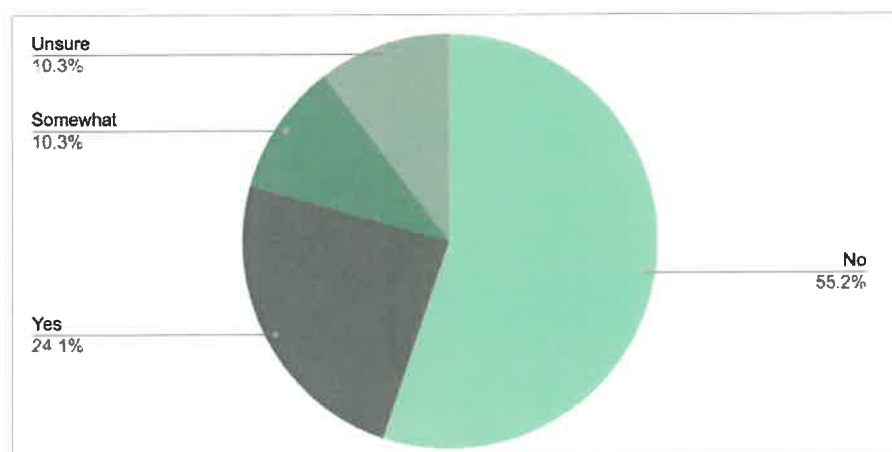
Concerned About Aspects of the Proposal: 66%

Mixed Feedback: 7%

Note: It should be noted that two (2) respondents each submitted two (2) comment forms during the engagement period, and each submission has been included as a separate response in the summary of feedback.

A copy of the comment form can be found in [Appendix E](#).

Q.1 Do you generally support the concept of infill housing as envisioned in the Ambleside LAP?



Over 50% of respondents do not support the infill housing concept as envisioned in the Ambleside Local Area Plan.

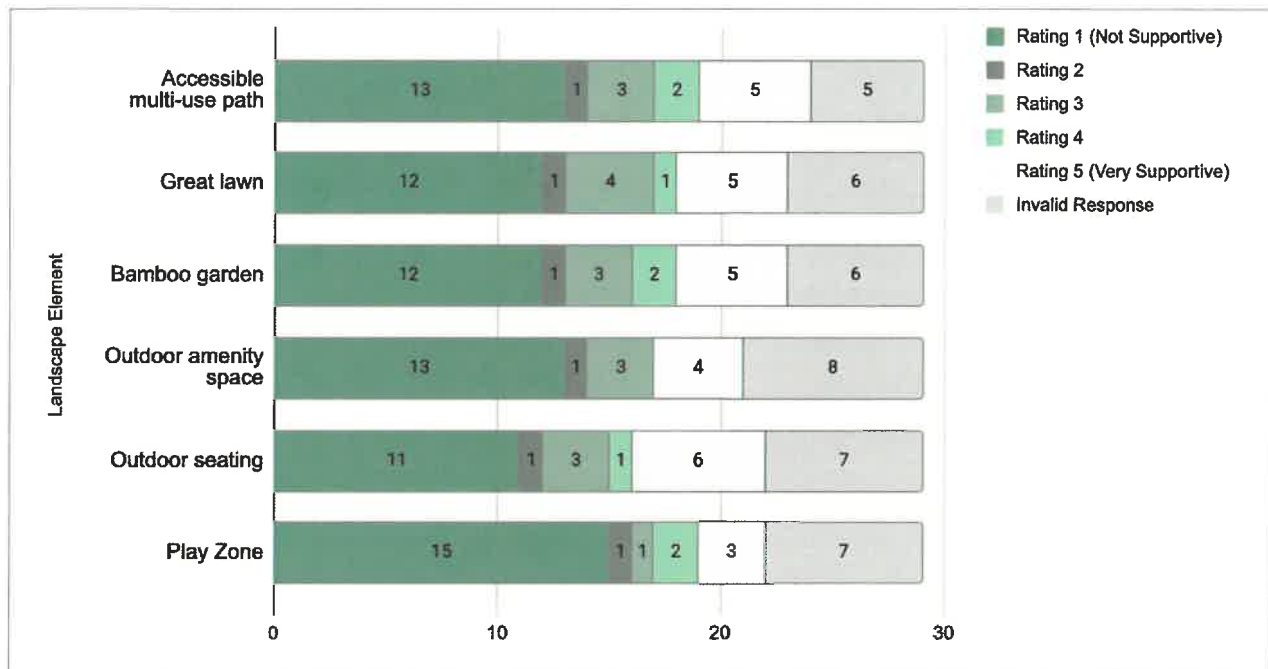
Q.2 What are your thoughts on how this type of development fits within the vision for Ambleside?

Below is a summary of the key themes of comments:

- **Addressing Housing Need (6 mentions):** Several respondents who expressed support for the concept acknowledged the need for additional housing in the community, particularly rental housing, and recognized the importance of introducing new homes while retaining existing residents.
- **Visual Enhancement within the Area (5 mentions):** Some feedback noted that a thoughtfully designed new development could improve the appearance of the area, particularly given that many existing buildings in West Vancouver are older and may benefit from renewal or upgrades.
- **Policy Compliance (2 mentions):** Comments emphasized the importance of aligning the proposal with the Ambleside Local Area Plan, including adherence to the permitted FSR, and suggested additional analysis such as view impact studies.
- **Sustainability and Transit (5 mentions):** Proximity to transit and existing community infrastructure was identified as a benefit of introducing additional density in this location. Suggestions also included incorporating sustainability design features such as heat pump technology, solar panels, and reduced reliance on natural gas.
- **Project Scale and Neighbourhood Fit (16 mentions):** Many comments focused on the proposed building height and density, with some respondents expressing concern that the scale did not align with the existing character and lower-rise form of development in Ambleside.
- **Traffic and Parking Impact (12 mentions):** Concerns were raised regarding the potential for increased traffic congestion, laneway access challenges, and additional pressure on existing street parking.
- **Tree Retention and Landscape Impact (3 mentions):** Some respondents expressed concern about the removal of existing trees and the potential impact on wildlife habitat, greenery, and the overall landscape character of the site.
- **Infrastructure Capacity (4 mentions):** Feedback highlighted the importance of considering the capacity of existing infrastructure, including roads, bridges, public transit, and schools, to support additional residential density.

Note on counting: Mention counts reflect the number of individual comments that included at least one keyword related to each theme. As a result, a single comment may be counted under multiple themes.

Q3. The project includes new landscaping and publicly accessible outdoor amenities designed to enhance the pedestrian experience and streetscape, and strengthen community connection. Please rate the following elements of the landscape plan (1 = Not supportive, 5 = Very supportive):



Note on invalid response: Invalid response refers to response which involves more than one ranking for a landscape element.

Outdoor Seating received the highest number of “Very Supportive” ratings (6 out of 21 valid responses), while Play Zone received the highest number of “Not Supportive” ratings (15 out of 22 valid responses).

Overall, feedback reflected strong engagement with the proposal, with many responses raising concerns or design-related considerations (66%), alongside a smaller but notable range of general support, conditional support, and mixed perspectives (20%), while the remaining responses provided neutral or question-based feedback (14%).

A transcript of the comment form submissions can be found in [Appendix F](#).

4. CONCLUSION

Overall, feedback received through the engagement period reflected mixed perspectives on the proposed development, with some respondents recognizing the need for additional housing and the value of retaining existing rental units and residents. Some participants also noted the benefits of transit-proximity, the opportunity for visual enhancement through high-quality design, and the potential to improve publicly accessible outdoor amenities and landscaping.

At the same time, 19 out of 29 respondents provided feedback focused on concerns related to the proposed building scale and density, and its fit within the existing Ambleside neighbourhood context. Traffic and parking impacts were also identified, along with considerations related to infrastructure capacity, view impacts, and neighbourhood character. Six out of 29 respondents also raised the importance of tree retention and environmental considerations, as well as ensuring that publicly accessible outdoor amenities meaningfully contribute to the pedestrian experience. Two participants emphasized the importance of aligning the proposal more closely with the Ambleside Local Area Plan and expressed a preference for a lower-scale form of development.

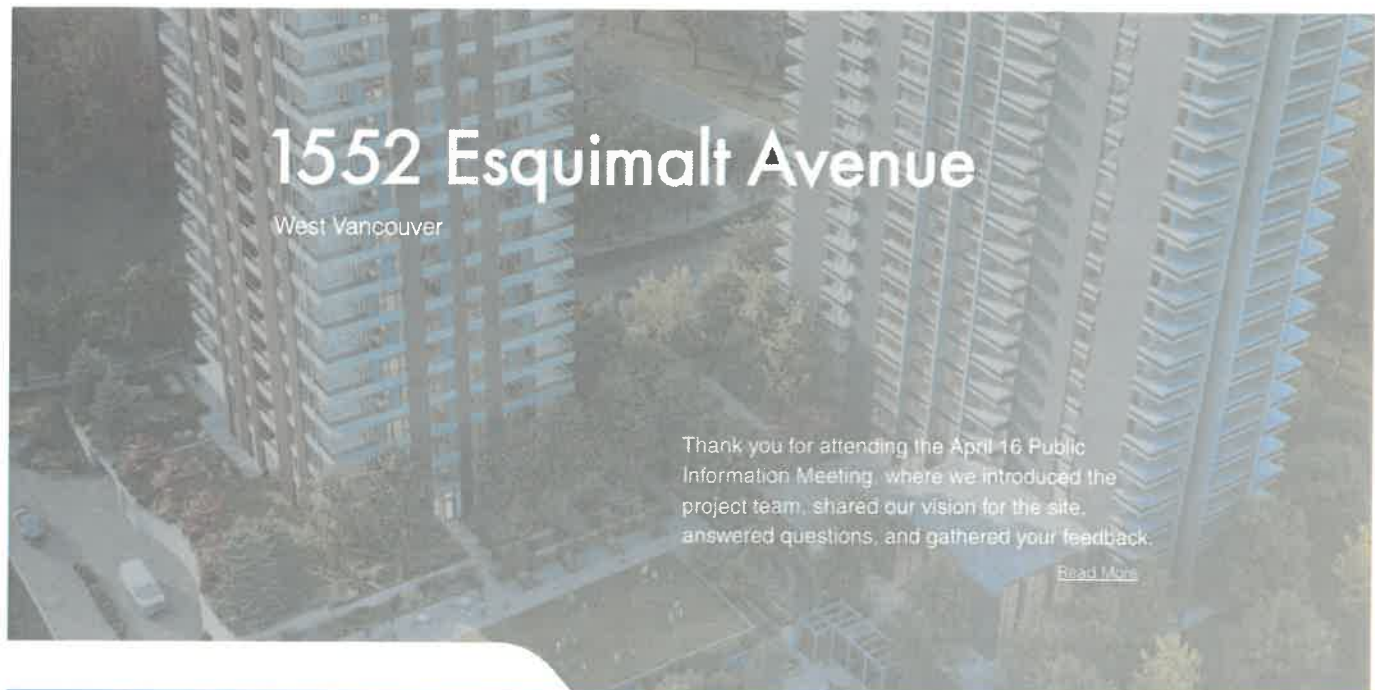
All feedback will be reviewed and considered as the project continues through the application process.

APPENDICES

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Appendix A: Project Website



ABOUT THE PROPOSAL



Well Financial Corporation (Well) has submitted a development proposal for a residential mid-rise building at 1552 Esquimalt Avenue. The application proposes a new 19-story residential tower with 126 homes. The existing 185 home rental building on the property will remain and be secured as rental in perpetuity. A total of 336 parking stalls are proposed for the two buildings.

The proposal is in response to policy BF-B 4.4.5.d from the Ambleside Local Area Plan approved in July, 2024, which contemplates an in-fill residential building on this property.



← Click the image to the left to download a PDF of the display boards from the April 16 Public Information Meeting.



Provide Your Feedback

First name *	Last name *
Neighbourhood *	
(e.g. Ambleside)	
Email	
☐ I would like to receive project updates via email	
Q.1 The Ambleside Local Area Plan identifies this site as one of three locations where additional housing can be introduced through infill, while retaining existing buildings and residents. Do you generally support the concept of infill housing as envisioned in the Ambleside LAP? ☐ Yes ☐ Somewhat ☐ No ☐ Unsure Q.2 This proposal has been designed to respond to the Ambleside LAP by providing new housing in an established neighbourhood with convenient access to shopping, schools, and facilities. What are your thoughts on how this type of development fits within the vision for Ambleside?	
Accessible multi-use path leading from Esquimalt to Duchess through the site	
1 2 3 4 5	
Great lawn	
1 2 3 4 5	
Bamboo garden	
1 2 3 4 5	
Outdoor amenity space	
1 2 3 4 5	
Outdoor seating	
1 2 3 4 5	
Play Zone	
1 2 3 4 5	
<input type="submit" value="Submit"/>	

Questions?

Contact the project team
at info@1552esquimalt.com or
250-880-2132

More information can be found on the District of West Vancouver website:
<https://westvancouver.ca/business-development/development-applications/1552-esquimalt-avenue-residential-infill>

This website is managed by the applicant and not affiliated with the District of West Vancouver.

Appendix B: Notification Flyer

Please Join Us for a Public Information Meeting for **1552 Esquimalt Avenue, West Vancouver**

Wall Financial Corporation (Wall) has submitted a development proposal for a residential infill building at 1552 Esquimalt Avenue. The application proposes a new 19-storey residential tower with 126 homes. The existing 185 home rental building on the property will remain and be secured as rental in perpetuity. A total of 336 parking stalls are proposed for the two buildings.

The proposal is in response to policy BF-B 4.4.5.d. from the Ambleside Local Area Plan approved in July, 2024, which contemplates an infill residential building on this property.

Please join us for an applicant-led Public Information Meeting (PIM):

Date: Thursday, April 16, 2026
Location: Cedar Room, West Vancouver Community Centre, 2121 Marine Drive, West Vancouver
Time: 6:00pm - 8:00pm
Format: Drop-in, no presentation

How to Participate

You can share your feedback on the proposal in the following ways:



In-person: By filling out a comment form in-person at the Public Information Meeting on April 16; or



Online: If you are unable to make the in-person meeting, you can visit the project website at www.1552esquimalt.com to review the application and complete a comment form. Materials will be posted online on April 16. The same information will be shown at the in-person meeting and online. The public comment period runs from April 16 - 30.



The in-person applicant-led Public Information Meeting (PIM) will be a drop-in format with display boards for review. Project team members will be available to answer your questions.

More information can be found on the District of West Vancouver website: <https://westvancouver.ca/business-development/development-applications/1552-esquimalt-avenue-residential-infill>

If you have questions about the PIM, please contact the project team at info@1552esquimalt.com or 250-880-2132



Appendix C: News Advertisement

Please Join Us for a Public Information Meeting for

1552 Esquimalt Avenue, West Vancouver



Wall Financial Corporation (Wall) has submitted a development proposal for a residential infill building at 1552 Esquimalt Avenue. The application proposes a new 19-storey residential tower with 126 homes. The existing 185 home rental building on the property will remain and be secured as rental in perpetuity. A total of 336 parking stalls are proposed for the two buildings.

Join us on April 16 for a Public Information Meeting where we will introduce the project team, share our vision for the site, answer questions, and gather your feedback.

EVENT DETAILS

Date: Thursday, April 16, 2026

Location: Cedar Room, West Vancouver Community Centre, 2121 Marine Drive

Time: Drop-in format between 6:00pm - 8:00pm, no presentation

Project website: www.1552esquimalt.com

Appendix D: Presentation Boards

Welcome

Thank you for attending the applicant-led public information meeting for 1552 Esquimalt Avenue. This event is being hosted by Wall Financial, and is not a District of West Vancouver event.

Wall Financial Corporation has submitted a development application for a residential infill building at 1552 Esquimalt Avenue. The application proposes a new 19-storey residential tower with 126 homes. The existing 20-storey 186 home rental building on this property will remain and be secured as rental in perpetuity with the approval of this application. The proposal has been submitted in response to the Ambleside Local Area Plan, Apartment Stream adopted in 2024.

The purpose of today's applicant-hosted public consultation meeting is to:



Share proposal information



Provide neighbourhood & policy context



Gather your feedback & listen to your input



We look forward to hearing your feedback. Please fill out a comment form after you have reviewed the display material. The display material and comment form are available online at www.1552esquimalt.com. Comments can also be sent to info@1552esquimalt.com before April 22.

Project Team

Wall Financial Corporation has assembled a highly qualified project team.



Wall Financial Corporation | Landowner and developer

Wall Financial Corporation, founded in 1969, is a B.C. based real estate company active in the development and management of residential rental apartment, development and construction of residential housing for resale, and the development and management of hotel properties.



JOG Architecture | Architect

JOG Architecture brings over 25 years of experienced staff dedicated to creating environments that inspire, engage, and elevate the human experience. Founded by a team of seasoned architects and designers, they specialize in residential, commercial, and academic, seamlessly blending aesthetic appeal with functional spaces.



Beemark Design | Landscape Architect

Beemark is a landscape design and build company comprised of registered landscape architects working in collaboration with highly qualified construction managers.



Creative Transportation Solutions | Transportation Consultant

Creative Transportation Solutions Ltd. (CTS) is one of the most respected traffic engineering firms in Western Canada. CTS has been an industry leader in traffic engineering and operations, and in providing traffic engineering, transportation planning and data collection consulting services to the public and private sector since its founding in March 1993.



Pooni Group | Urban Planning and Community Engagement

Pooni Group is a leading urban planning and land development consultancy based in Vancouver, Canada. Their team of skilled planners and professionals bring industry-leading knowledge, strong community relationships and a solid understanding of local perspectives.

Neighbourhood Context

The site is located in the heart of Ambleside.

Ambleside Village Centre is a vibrant hub with jobs, shops, services, and attractions for residents. The site is located close to City Hall, the police department, a firehall, BC ambulance service station, and Hollyburn Elementary, all of which provide employment for residents of West Vancouver and serve the local community.



The application proposes new housing opportunities enabling residents to live near shops and services that meet their everyday needs. The site is within a 2 minute walk to Marine Drive which is served by 7 different bus routes with connections to Horseshoe Bay, Phibbs Exchange, and downtown Vancouver.

Site Context

The site is located on the southwest corner of the intersection of Esquimalt Avenue and 15th Street.



The property is currently improved with an existing 20-storey, 186 home rental building, surface parking, a tennis court, a pool and greenspace. The site slopes approximately 27 feet from northwest to southeast, providing flat exposure for residential home, landscaped area, and for rooftop solar collection.

1552 Esquimalt + Wall Financial Corporation

Wall Financial Corporation (Wall) constructed the existing 20-storey 185 home rental building in 1971 and has owned and managed it since that time. Wall recognizes the need to provide new housing opportunities in West Vancouver while also maintaining existing rental stock to provide stable and dependable rental housing options.

Wall owns and operates approximately 1,000 rental homes in Metro Vancouver, of which 502 are located on the North Shore.



Over the past 50 years, Wall has undertaken several upgrades to the existing rental building on site to support its livability and durability. Our goal is to maintain the building for many years to come. These updates include:

- Restored the exterior concrete cladding and balconies and re-painted the exterior
- Renovated and upgraded all 185 suites
- Modernized the three elevators
- Re-surfaced the pool deck
- Replaced all interior piping
- Installed new parking garage doors, repaired and resealed underground parking lot
- Replaced wallpaper and carpet in common areas

Why Here?

1552 Esquimalt Avenue is located within the Ambleside Local Area Plan boundaries, identified as a site for future residential infill. The project is near transit, local amenities, and attractions, meaning more residents will be able to meet their daily needs on foot, bicycle, and public transportation. This leads to more complete, sustainable, and vibrant communities.



What informs the plans for this property?

The proposal for 1552 Esquimalt Avenue is informed by District of West Vancouver policy including the Ambleside Local Area Plan (2024), property owner aspirations, community input, and existing conditions and constraints on the property.



Policy Context

A number of District of West Vancouver policies inform the proposal for 1552 Esquimalt Avenue.

Official Community Plan (2018)



Purpose: the OCP guides community priorities, growth, and change in West Vancouver.

The OCP identifies the following challenges: While the District's growth rate has varied over time, it has consistently been slower than the regional average. This slower pace is largely due to an aging population, with fewer births and limited housing options for seniors looking to downsize or for young families hoping to move into the area.

Housing Needs Report (2024)



Purpose: In November 2023, three bills (B11 44, 46, and 47) passed by the B.C. Legislature to support and encourage housing development. This legislation requires all municipalities to update their Housing Needs Report (HNR) using a standard methodology.

The HNR findings include: The District of West Vancouver is projected to need 3,459 new homes over the next five years and 10,742 over the next twenty. Adding housing near employment centres, services and amenities helps create more complete communities by improving access to daily needs.

Ambleside Local Area Plan (Apartment Area, 2024)

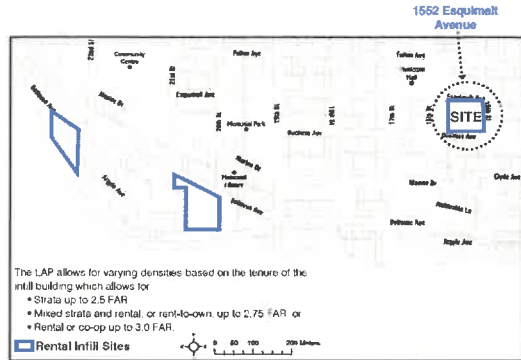


Purpose: Completed in 2024, the Ambleside Local Area Plan (LAP) provides more detailed direction on community priorities, growth, and change in the Ambleside neighbourhood.

The project site is one of three sites identified within the Apartment Area Infill designation under the LAP, which allows for rental or strata development alongside the protection and continued use of existing rental homes. The total site density is determined by the tenure of the infill development, with strata (ownership) housing permitted up to a floor area ratio (FAR) of 2.6. An amendment to the Policy is requested to permit the proposed density of 3.0 FAR.

Ambleside Local Area Plan Apartment Area

The Ambleside Local Area Plan (LAP) Apartment Area was approved by council in July 2024. Within the Apartment Area, 1552 Esquimalt Avenue is one of three residential infill sites contemplated.



The LAP allows for varying densities based on the tenure of the infill building which allows for:

- Strata up to 2.5 FAR
- Mixed strata and rental, or rent-to-own, up to 2.75 FAR, or
- Rental or co-op up to 3.0 FAR.

Map 6 D: Rental Infill Sites

The application for 1552 Esquimalt Avenue proposes a 100% market strata building:

- To provide home-ownership opportunities in the near future
- The existing 20-storey 185 rental homes currently on the property will be secured as rental in perpetuity concurrently with the approval of this application.

The Proposal

Wall initiated a conversation on an infill building at 1552 Esquimalt Avenue in 2019. The proposal has gone through several iterations and was paused in 2021 while the Ambleside Local Area Plan (LAP) was completed.

The proposal will provide new housing options for individuals, families, and seniors within walking distance of amenities, employment, and services.



New Infill Building

The proposed infill building will provide 126 homes from studios to 3-bedrooms on the north-west corner of the site.



No resident displacement

Infill development allows for new housing opportunities to be developed in established neighbourhoods that are already well served by amenities, shops and services, schools, and community centres.

Infill means that no existing residents are displaced as a result of the development.

New modern homes

Many of the apartment buildings in their neighbourhood today were built in the 1960s and 1970s. The proposed homes will provide residents with opportunities for accessible unit design, amenity spaces, and other options that will appeal to a broad group of people.



1552 Esquimalt Avenue provides the opportunity to secure the rental units on site today and provide future home-ownership opportunities that are currently missing from the neighbourhood's housing inventory.

Secure Existing Rental Building in Perpetuity

The existing 20-storey rental building on site will be secured as rental in perpetuity as part of this proposal.

The current building was constructed in 1971 and has been owned and operated by Wall Financial ever since. The 20-storey building includes 185 rental homes ranging from studio to three bedroom units. The redevelopment will not cause any displacement of existing residents.



Landscape, Sustainability & Public Realm

The proposal will be designed to a high level of sustainable performance, meeting or exceeding the District's energy and sustainability requirements.



336 Parking Spaces

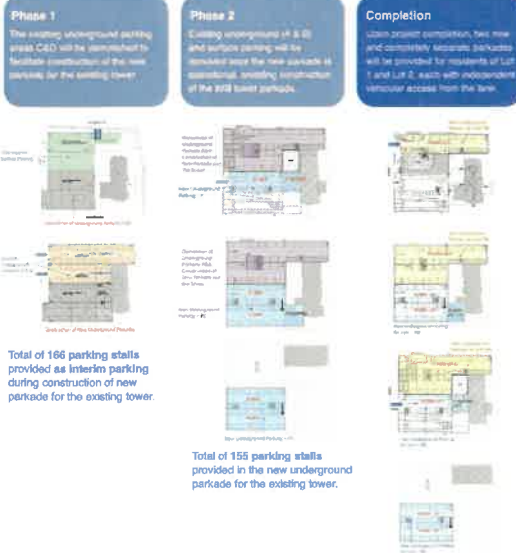
The property currently has 183 parking spaces. The proposal will add 153 spaces, bringing the total to 336 parking spaces for both buildings, including 7 surface parking stalls.

The redevelopment of the property will require the demolition of the existing on-site parking. As part of the Development Permit application process, Woll will create a detailed Construction Management Plan which includes provisions for temporary resident parking, site access, and construction traffic management. The proposal includes a plan to provide parking arrangements on site for the existing tenants during construction of the Infill Tower. See next slide for interim parking plan.



Interim Parking Plan

Two Interim Parking Phases are proposed to facilitate the construction of new parkade. The phasing plan ensures there is no gap in on-site parking provision between demolition and project completion, and all transitions will be clearly communicated in advance.



Transportation Impact Assessment

A Transportation Impact Assessment (TIA) was conducted by a transportation consultant. The study confirms that traffic, parking, and access impacts will be minimal, and the neighbourhood transportation network will continue to operate well.



Traffic & Commuting

- The project will generate a modest number of new trips during peak hours
 - AM peak: 26 trips (8 in / 18 out)
 - PM peak: 33 trips (20 in / 13 out)
- Minimal impact on local traffic and commute times
- The surrounding road network can comfortably accommodate this growth

Intersection Performance

- All studied intersections will continue to function effectively, including:
 - 15th St & Fulton Ave
 - 16th St & Fulton Ave
 - 15th St & Esquimalt Ave
 - 16th St & Esquimalt Ave
 - 15th St & Duchess Ave
 - 16th St & Duchess Ave
- 15th St & Marne Dr:
 - Existing queuing constraints have been identified, with signal timing improvements recommended in coordination with the District to help optimize traffic flow

Parking & Laneway Access

- The project will provide 336 parking stalls, exceeding the required 126 stalls, ensuring sufficient on-site parking to meet resident demand
- No significant impacts to on-street parking are expected in the surrounding area
- The shared laneway will continue to support resident access, loading, and waste collection, and is designed for safe and efficient vehicle movement with no operational conflicts identified

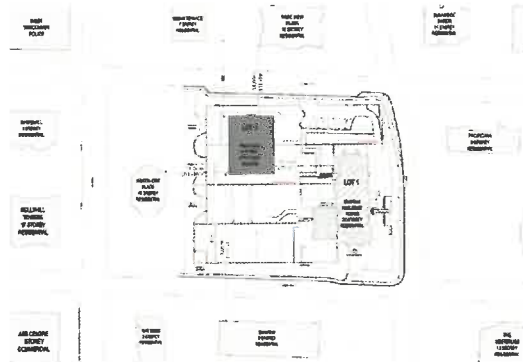
Site Plan

The site and neighbourhood context has been carefully considered to locate the new infill building appropriately.



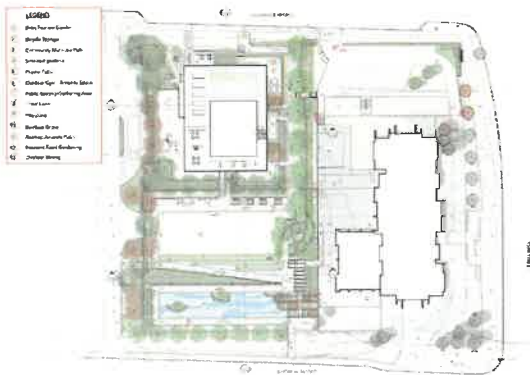
Context Plan

The proposed infill building has been strategically placed in the north-west corner of the site to allow for ample tower separation between the existing building and the neighbouring apartment building.



The proposal for 1552 Esquimalt Avenue has been reviewed by the Planning Committee and has received preliminary support, subject to formal ratification at a future meeting.

Landscape Concept



Design Concept



View from Duchess Avenue looking north-west

Design Concept



View of the courtyard, plazas and connections to the new and existing buildings

Design Concept



View from Esquimalt Avenue looking south

Street Elevations



Duchess Avenue



16th Street



Esquimalt Avenue



15th Street

Building Elevations



South



West

Shadow Studies

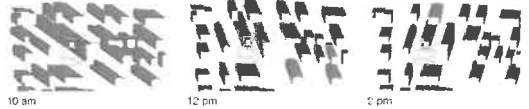
March 21/September 21



June 21

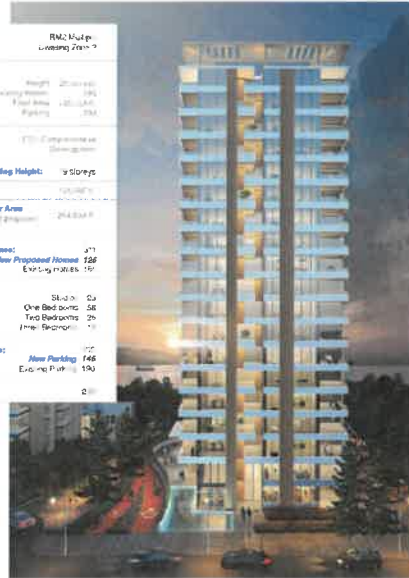


December 21



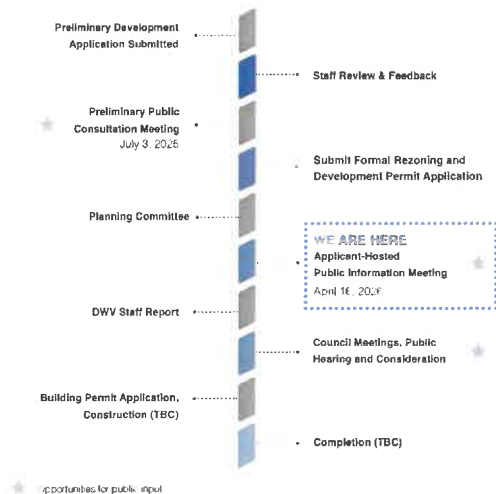
Proposal Details

Existing Zoning:	RM2 Multiple-Use/Residential
Existing Building:	Height: 20 stories Floor Area: 100,000 sq ft Parking: 150
Proposed Zoning:	ERT2 Comprehensive Employment/Residential
Proposed Infill Building Height:	12 Stories
New Floor Area:	100,000 sq ft
Total Proposed Floor Area (including existing building):	200,000 sq ft
Total Number of Homes:	371 New Proposed Homes: 186 Existing Homes: 185
New Home Types:	Studio: 50 One Bedroom: 56 Two Bedrooms: 20 Three Bedrooms: 10
Total Parking Spaces (0.75 stalls/unit):	100 New Parking: 146 Existing Parking: 150
Total Office Spaces:	200



Process

Watt initiated a conversation on an infill building at 1552 Esquimalt Avenue in 2019. The project was paused in 2021 while the Local Area Plan - Apartment Area was underway. The Local Area Plan - Apartment Area was approved by Council in July 2024.



Share Your Thoughts

Thank you for taking the time to attend today's applicant-led public information meeting. There will be many opportunities to provide your feedback as the application process continues.



Please share your comments and feedback with us via the comment forms provided. We look forward to hearing your input.



The display material and comment forms are available online at www.1552esquimalt.com until April 23, 2025. Comments can be sent at anytime to info@1552esquimalt.com

Appendix E: Comment Form

Comment Form

1552 Esquimalt Avenue PIM
April 16, 2026

Name:

Neighbourhood:

☐ I would like to receive
project updates via email

Email Address:

1.The Ambleside Local Area Plan identifies this site as one of three locations where additional housing can be introduced through infill, while retaining existing buildings and residents. Do you generally support the concept of infill housing as envisioned in the Ambleside LAP?

- ☐ Yes
- ☐ Somewhat
- ☐ No
- ☐ Unsure

2. This proposal has been designed to respond to the Ambleside LAP by providing new housing in an established neighbourhood with convenient access to shopping, schools, and facilities.

What are your thoughts on how this type of development fits within the vision for Ambleside?

see next page →

The comment period is open April 16 - April 23 | info@1552esquimalt.com | www.1552esquimalt.com

Appendix E: Comment Form

1552 Esquimalt Avenue PIM
April 16, 2026

3. The project includes new landscaping and publicly accessible outdoor amenities designed to enhance the pedestrian experience and streetscape, and strengthen community connection.
Please rate the following elements of the landscape plan
(1 = Not supportive, 5 = Very supportive):

Project Element	1	2	3	4	5
Accessible multi-use path leading from Esquimalt to Duchess through the site	☐	☐	☐	☐	☐
Great lawn	☐	☐	☐	☐	☐
Bamboo garden	☐	☐	☐	☐	☐
Outdoor amenity space	☐	☐	☐	☐	☐
Outdoor seating	☐	☐	☐	☐	☐
Play zone	☐	☐	☐	☐	☐

Thank you for your feedback!

Appendix F: Comment Form Submission Table

	Neighbourhood	Do you generally support the concept of infill housing as envisioned in the Ambleside LAP?	What are your thoughts on how this type of development fits within the vision for Ambleside?	3. The project includes new landscaping and publicly accessible outdoor amenities designed to enhance the pedestrian experience and streetscape, and strengthen community connection. Please rate the following elements of the landscape plan (1 = Not supportive, 5 = Very supportive):					
				Accessible multi-use path leading from Esquimalt to Dutchess through the site	Great lawn	Bamboo garden	Outdoor amenity space	Outdoor seating	Play Zone
1	Ambleside Tower	No	I am in disagreement.	-	-	-	-	-	-
2	Ambleside	No	This development does not fit neighbourhood as it presents too much density. The results are too much traffic and noise.	1	1	1	1	1	1
3	Ambleside	Yes	Community reacts to height no density. Dust off your previous (2021) proposal two mid-size street facing buildings on Dutchess + Esquimalt and you're way closer to community sentiment	3	4	4	3	3	2
4	Ambleside	No	I strongly urge the district of west vancouver not to approve this development. It will bring more congestion to our already crowded streets. It will also block the views of several buildings in the surrounding area. There is simply not enough room for the amount of people they want to put in the area. It would be a big mistake. Please reconsider.	1	1	1	1	1	1
5	Ambleside	No	destroys the village parking nightmare Loss of trees What is going to happen to lane?	1	1	1	1	1	1
6	AMBLESIDE	No	Traffic issues are a large concern. The laneway is getting very busy.	1	5	1	3	3	3
7	AMBLESIDE	Yes	NEED RENTAL UNITS, A FEW BELOW MARKET PRICES - NO NATURAL GAS LINES TO THE BUILDING PLEASE USE HEAT PUMP TECHNOLOGY AND ELECTRICAL HEATING FOR COOKING AND HOT WATER - PUT SOLAR PANELS ON THE ROOF	-	-	-	-	-	-
8	AMBLESIDE	Yes	I feel that we do not need any more highrises. I am not against the idea of density but this does not seem like an innovative people and community oriented solution. The landscaping could be much more interesting dealing with environmental challenges ie flooding, loss of bees, etc. Look at what is done in Denmark. As a resident at least Vancouver – particularly in the 1552 Esquimalt building I believe that development and new buildings along with renovations of old buildings can have a meaningful impact on the overall character and appearance of our community. Many of the buildings in west vancouver are quite dated and introducing well designed projects like this one can significantly enhance the visual appeal of the area and contribute to a more vibrant modern environment. Given the contrast between this beautiful new development and the adjacent older building, investing in improvements or maintenance at the of the existing structure would further highlight and compliment the new project. Thoughtful upgrades to the surrounding elements can help ensure that the full beauty of the new building is appreciated Thank you so much :-)	2	2	4	-	3/5	4
9	Ambleside	Yes	I am writing to express my opposition to the proposed development. A 19 storey tower is not appropriate this site is not downtown and this isn't the kind of development that belongs in west van. On the west side of the proposed building, there is already a 12-storey facing a narrow lane. Adding another tall building would create an over build condition. Ambleside is a place for enjoyment, community activity, and events. Adding a high rise would likely make traffic congestion even worse. I am also not convinced by the developer's statements regarding parking during construction. They have stated that existing parking will be demolished. If that is the case it is difficult to understand how they will continue to provide 200 on site parking during construction.	5	5	5	5	5	5
10	Ambleside	Somewhat	Personally I don't love it because it means we will need to move. We will go from having an Ocean view to living in a fishbowl where we look into someone else's home in the new building. We will also lose the owls, squirrels, and various birds that live in the trees that will need to come down. Plus we will lose the beautiful ocean breeze we so enjoy as the new building will block that. Having said that and knowing we will need to move, I recognize the need for more housing and do support this project.	1	-	5	1	1	1
11	Ambleside	Yes	Sorry I am not in favour of this project. A definite NO. Parking is bad now. Is this rental housing? It was meant to be rental housing before but it's not clear now. Anyway again NO	5	5	5	5	5	5
12	Ambleside	No	Terrible, area is too busy already. no parking now. Lots of off people who need parking for guest to help them. not enough infrastructure. - blocking views for many - Noise for all old people who are in the area. Could last years. Old people home all day - Area is already densely populated. It was not designed for big highrises	-	-	-	-	-	-
13	Ambleside	No	I am not in favour of the highrise proposal. Congestion overload. Parking overload. View obstructed (blockage). Sunlight/moonlight blockage Wind pattern obstruction (from mountains + sea) Increased noise in neighbourhoods traffic long term construction noise & interference	1	1	1	1	1	1
14	Ambleside Westshore Place (16th and Dutchess)	No	15th & Fulton – redesign intersection (lane of site) 15th & Dutchess – open up intersection (full set traffic lights) Two hour parking for Dutchesshoe.	1	1	1	1	1	1
15	(blank)	Yes	NO to the project. Ambleside is still a village it still has its unique character. We do not want it spoiled. It was voted the best municipality in Canada for a reason. Big blocks of flats do not belong here.	5	5	5	-	5	-
16	AMBLESIDE	No	Not happy. It changes character of our neighbourhood. We one result - like district... and we have to stay this way	-	-	-	-	-	-
17	Ambleside	No		-	-	-	-	-	-

18	Dundarave	Yes	I'm in Dundarave at the moment and often find myself in Ambleside as I am currently living in the area car-free and rely on the bus. I support the development of a new building in Ambleside that is close to transit and lots of community infrastructure. I am happy to see that the current rental building is being maintained. Overall, I think this is a strategic area to build more density and new owners and current renters benefit from the plan behind this project.	4	3	3	5	5	4
19	Ambleside	Somewhat	Hard to support the first project coming in and proposing to deviate from the plan. I would like to see what a policy compliant version looks like at 2.5 FSR (not 3.2 FSR). While less storeys than the existing Ambleside Tower, it is 20' taller - which doesn't seem in keeping with the intent of the policy. Providing taller floor heights is supportable but should mean less floors overall. The rooftop should be simplified to reduce bulk. Would like to see a view study of impact to neighbouring buildings. Support for the south-facing community amenities (lawn, play zone) and multi-use path connection.	5	5	5	5	5	5
20	Ambleside	Somewhat	They are too high. Infill housing is acceptable but needs to be no more than 4 or 5 stories. Ambleside is a very charming and sensitive area with limited street access that becomes very congested during peak times. Street parking is nightmare at the best of times! Creating a concrete jungle much like NV will erode the charm and beauty of this area. As a resident I feel the infrastructure ie roads, and bridges need to be upgraded before excessive densification occurs. These new proposed structures will block my view and devalue my property.	5	3; 1	2; 1	1	4	1
21	Ambleside	No	It's disgusting we are supposed to be a village don't need high rises. Use the bowling lawn instead it's empty most of the time.	1	1	1	1	1	1
22	Ambleside	No	Valid grounds- reduction in daylight or sunlight, loss of privacy direct views into private rooms, noise and disturbance increases activity at all hours, design out of character, overdevelopment inadequate space disproportionate size for driveway. Parking pressure and safety issues, harm to protected birds and loss of trees, flood risks a zone without justification. We live in a supposed village drastic harm to our neighborhood. Public buses are at the limit, schools at capacity also.	1	1	1	1	1	1
23	Ambleside	No	Too tall. Great lawn? Have you seen the existing lawn? Are the amenities for residents or public? There is a park, beach sea walk 2 blocks away.	1	1				
24	Ambleside	No	It boggles the mind to understand why Mr. Wall does not maintain the existing tower. The landscaping is an eyesore to look down on or walk by. How long before the bamboo garden takes over the entire lot without proper maintenance?	1	1	1	1	1	1
25	Ambleside	No	The tale of 2 towers. One pretty and pristine, the other neglected in need of years of ignored and deferred maintenance and repair, inside and out. Poor quality reno 11 years ago. Wall refuses to "refresh" the consequences of his cheap choices. Will the new tower be maintained in same fashion? I expect so.	1	1	1	1	1	1
26	Ambleside	Unsure	I agree that housing development is needed in Ambleside, however, a tower of this height does not fit within my vision (or any of my neighbors that I have talked to) for Ambleside. I hear from many of my family and friends that the reason they love visiting or living in Ambleside is because it is maintaining the beauty of an oceanside city, while still growing as a neighborhood by increasing lower scale residential/rental buildings, restaurants, shops, coffee shops etc. Ambleside is a gem and it would be a terrible shame to develop a skyscraper like the one proposed by Wall, which would change the dynamics of the area. We could not turn back if this type of development is approved. Our precious oceanside neighborhood could possibly change into some of the surrounding neighborhoods we have seen (ie Metrotown, Brentwood), which we all know, this tower would be precedent setting and the start of a very different Ambleside. I would like to comment on some of the questions below, as there is no area to include comments: Great lawn: the poster board did not reflect a "great lawn" - it is a rectangular patch of grass. I am in favor of a "great lawn" but not the one proposed. The last meeting poster boards showed better use for the space. Bamboo garden: I believe bamboo turns brown and drops due to wind and cold weather in the winter so I think evergreens would be a better choice Outdoor amenity space & Play Zone: the proposed tower is 2 blocks from John Lawson park which also includes a water park. The current Wall Tower on 15th currently has a tennis court which is not maintained and very few people use it because it is a mess. I have no reason to believe this new proposed amenity space will be maintained any differently. So no I do not agree with the amenity space or play zone that was shown on the poster board. It would be unfortunate to see it turn into a hang out (not in a good way) or smoking pit.	3	1	1	1	5	1
27	Ambleside	Unsure	It will be the tallest building in all of Ambleside. That was not anyone's vision for Ambleside.....as the ceiling heights are 9 feet high, the building is visually and monumentally 24 stores tall, not 19. An amenity rooftop is ill conceived. 100 feet from people in bed? What times does it lock down, 8:30?	3	3	3	3; 2	3; 2	1
28	Ambleside	No	Does not fit a residential village Public space attracts undesirables Area already over populated, traffic congestion Towers are for cities, not small towns. Below I want to check Zero	1	1	1	1	1	1
29	Ambleside	Unsure	Not what the LAP directed.....low rise onlyand here we are.....the tallest building in all of Ambleside...being proposed.....	4	3; 2	3	2	2	1

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District of West Vancouver

**Official Community Plan Bylaw No. 4985, 2018,
Amendment Bylaw No. 5465, 2026**
(1552 Esquimalt Avenue)

Effective Date:

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5465, 2026

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District of West Vancouver

Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5465, 2026

A bylaw to amend the Official Community Plan to allow for multifamily housing.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an amendment to the Official Community Plan to allow for the appropriate redevelopment of the lands at 1552 Esquimalt Avenue;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Official Community Plan Bylaw No. 4985, 2018, Amendment Bylaw No. 5465, 2026.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Amends Area-Specific Policies & Guidelines

- 3.1 Schedule ii Area-Specific Policies & Guidelines to Official Community Plan Bylaw No. 4985, 2018 is amended as follows:
- 3.1.1 Policy BF-B 4.4.5 is amended by adding policy BF-B 4.4.5 e. "Allowing infill strata tenure housing alongside the continued rental use of existing units at 1552 Esquimalt Avenue, up to a total site density of 3.0 FAR."

READ A FIRST TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

PUBLICATION OF NOTICE OF PUBLIC HEARING on [Date]

PUBLIC HEARING HELD on [Date]

READ A SECOND TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

READ A THIRD TIME (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date]

ADOPTED by the Council (MAJORITY VOTE IN THE AFFIRMATIVE) on [Date].

Mayor

Corporate Officer



District of West Vancouver

**Zoning Bylaw No. 4662, 2010,
Amendment Bylaw No. 5466, 2026**
(1552 Esquimalt Avenue)

Effective Date:

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5466, 2026

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District of West Vancouver

Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5466, 2026

A bylaw to amend the Zoning Bylaw to allow for infill housing.

WHEREAS the Council of The Corporation of the District of West Vancouver deems it expedient to provide for an amendment to the Zoning Bylaw to allow for the appropriate redevelopment of the lands at 1552 Esquimalt Avenue;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

Part 1 Citation

- 1.1 This bylaw may be cited as Zoning Bylaw No. 4662, 2010, Amendment Bylaw No. 5466, 2026.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

Part 3 Adds the CD60 Zone & Rezones the Site

- 3.1 Zoning Bylaw No. 4662, 2010, **Schedule A**, Section 600 (Comprehensive Development Zones) is hereby amended by adding Section 660 as the

CD60 - Comprehensive Development Zone 60 (1552 Esquimalt Avenue), as set out in Schedule A to this bylaw.

- 3.2 The Lands shown shaded on the map in **Schedule B** to this bylaw are rezoned from RM2 (Multiple Dwelling Zone 1) to CD60 – Comprehensive Development Zone 60 (1552 Esquimalt Avenue).

Part 4 Amends the Table of Contents

- 4.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 100 Table of Contents is amended accordingly.

Part 5 Amends the Zoning Maps

- 5.1 Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps is hereby amended by changing the zoning on the Lands as shown shaded on the map in Schedule B to this bylaw:

From: RM2 (Multiple Dwelling Zone 2)

To: CD60 – Comprehensive Development Zone 60 (1552 Esquimalt Avenue)

Schedules

Schedule A – CD60 - Comprehensive Development Zone 60 (1552 Esquimalt Avenue)

Schedule B – Amendment to Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps

READ A FIRST TIME on [Date]

PUBLICATION OF NOTICE OF PUBLIC HEARING on [Date]

PUBLIC HEARING HELD on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date].

Mayor

Corporate Officer

Schedule A – CD60 – Comprehensive Development Zone 60 (1552 Esquimalt Avenue)

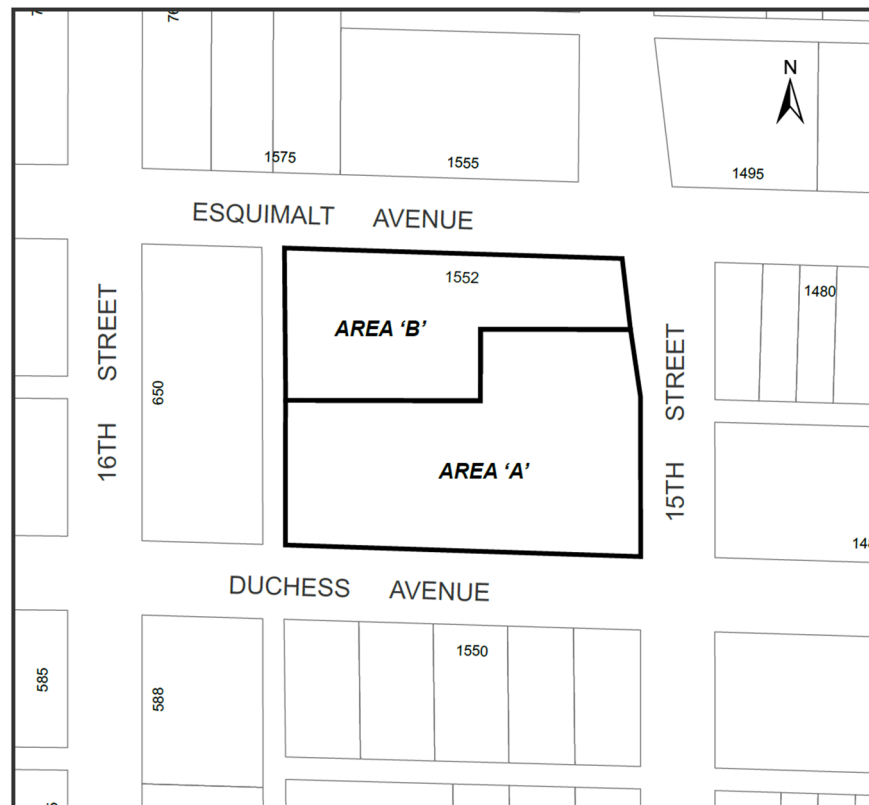
660 CD60 (1552 Esquimalt Avenue)

AMENDING
BYLAW

SECTION REGULATION

660.01 Map

- (1) Lands zoned CD60 shall be identified as Areas A and B as shown on the map below:



660.02 Permitted Uses

- (1) accessory uses and structures
- (3) apartment buildings
- (4) child care
- (5) community care
- (6) home based businesses

660.03 Floor Area Ratio

- (1) Maximum: 3.0 FAR
- (2) For clarity, FAR is calculated on total site area prior to any subdivisions or road dedications.

660.04 Conditions of Use

- (1) Apartment building in Area A is restricted to rental residential.

660.05 Setbacks

- (1) Minimum from exterior building face:
 - a. North (Esquimalt Avenue): 6.0 m
 - b. South (Duchess Avenue): 4.5 m
 - c. East (15th Street): 9.0 m
 - d. West (Lane): 13.0 m

660.06 Building Height

- (1) Maximum: 60 metres
- (2) For clarity, elevator overruns, exterior mechanical equipment, solar panels and rooftop deck railings are excluded from building height.

660.07 Number of Storeys

- (1) Maximum: 20

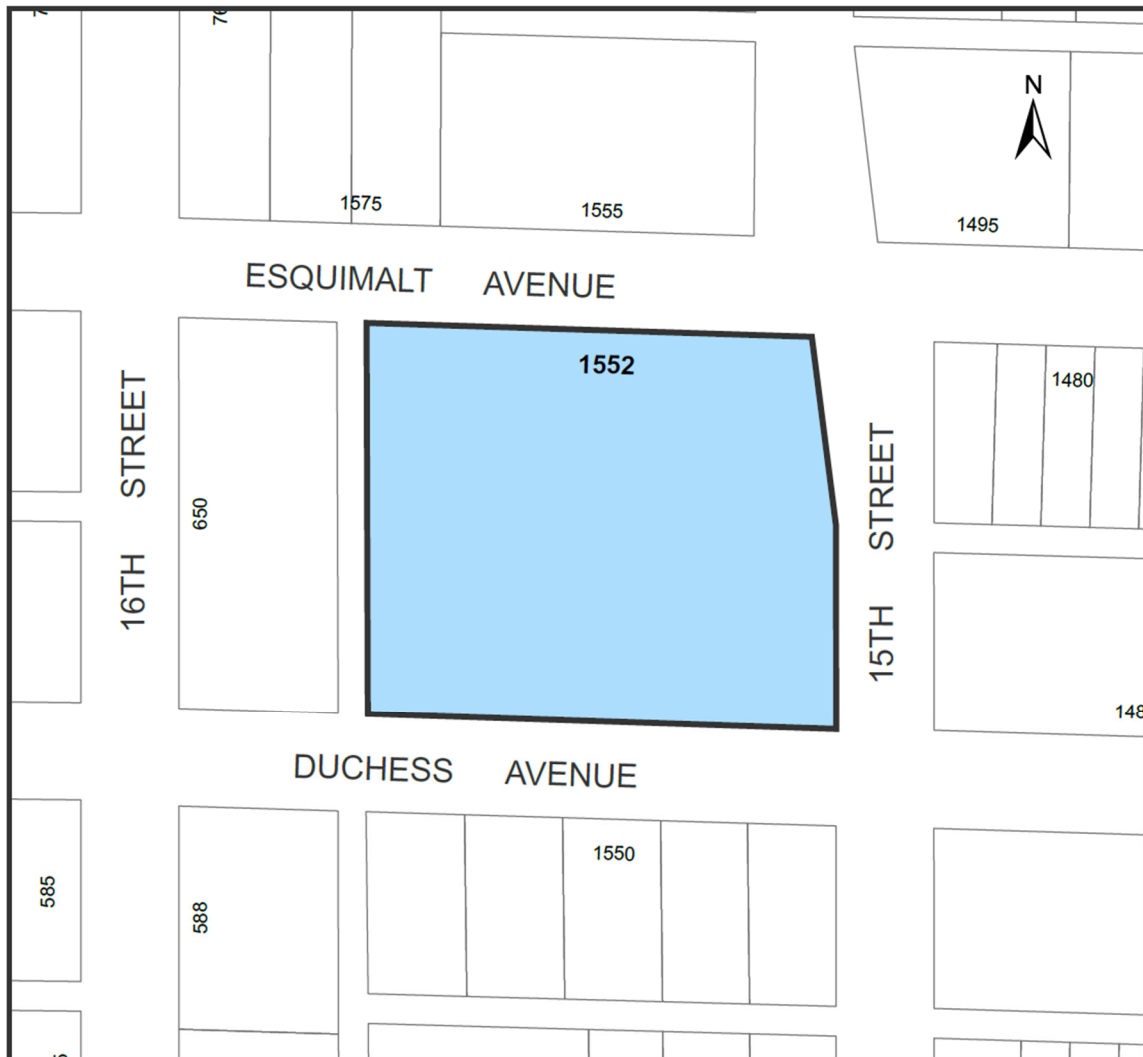
660.08 Off-Street Parking

- (1) Minimum of 336 parking spaces

Schedule B – Amendment to Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps

Amendment to Zoning Bylaw No. 4662, 2010, Schedule A, Section 852, Schedule 2, Zoning Maps.

The area shown shaded on the map below is rezoned to CD60.



Area to be rezoned from RM2 to CD60



District of West Vancouver *Proposed* Development Permit No. 26-012

CURRENT OWNER: WALL FINANCIAL CORPORATION

THIS DEVELOPMENT PERMIT APPLIES TO:

CIVIC ADDRESS: 1552 ESQUIMALT AVENUE

LEGAL DESCRIPTION: 008-546-631
LOT A BLOCKS 2 AND 3 DISTRICT LOT 237 PLAN 13558
(the 'LANDS')

1.0 This Development Permit:

- (a) imposes requirements and conditions for the development of the Lands, which are designated by the Official Community Plan as the Ambleside Apartment Area Development Permit Area to ensure that new development in this area is of high-quality design and is in keeping with surrounding development, subject to Guidelines BF-B4 specified in the Official Community Plan; and
- (b) is issued subject to the Owner's compliance with all of the Bylaws of the District applicable to the Lands, except as varied or supplemented by this Permit.

2.0 The following requirements and conditions shall apply to the Lands:

- 2.1 Zoning Bylaw No. 4662, 2010 is varied as generally shown on **Schedules A and B**.
- 2.2 Building, structures, on-site parking, driveways and site development shall take place in substantial accordance with the attached **Schedules A and B**.
- 2.3 Sprinklers must be installed in all areas as required under the Fire Protection and Emergency Response Bylaw No. 4366, 2004.
- 2.4 On-site landscaping shall be installed at the cost of the Owner in substantial accordance with the attached **Schedule C**.
- 2.5 Sustainability measures and commitments shall take place in substantial accordance with the attached **Schedule A and B**.
- 2.6 All balconies decks and patios are to remain fully open and unenclosed and the weather wall must remain intact.

3.0 Prior to commencing site work or Building Permit issuance, whichever occurs first, the Owner must:

- 3.1 Provide and implement a plan for traffic management during construction to the satisfaction of the District's Senior Manager of Climate Action, Environment and Land Development.

- 3.2 Submit a “Sediment and Erosion Plan” to the District’s Land Development Technician for approval, for which the Owner shall comply with and be responsible for maintaining, repairing and implementing the sediment control measures.
- 3.3 Submit an “Addressing Plan and Unit Addressing Plan” to Permits and Inspections for approval prior to applying for a building permit. Only approved addresses may be used for the purposes of Building Permit applications.
- 3.4 Install tree, vegetation and/or hedge protection measures as required to the satisfaction to the District’s Land Development Technician. Development Permit No. 26-012 approves tree work on the Lands in substantial accordance with the Tree Management Plan included in **Schedule C**.
- 3.5 Obtain a Municipal Property Tree Cutting Permit prior to commencing tree work on the boulevard.

4.0 Prior to Building Permit issuance:

- 4.1 Provide engineering civil drawings detailing works, including but not limited to:
 - (a) storm water management measures;
 - (b) site service connections;
 - (c) new boulevard plan along the frontage of the site including curbs, sidewalk and grading plan;
 - (d) repaving along the frontages, including the Lane, of the Lands; and
 - (e) design development of the public realm including each frontage of Esquimalt Avenue, Duchess Avenue, the Lane, and, where required, 15th Street,

which must be submitted for acceptance, and security provided for the due and property completion of the engineering works, all to the satisfaction of the District’s Senior Manager of Climate Action & Environment and Land Development.

5.0 Prior to Occupancy Permit issuance:

- 5.1 Prior to final occupancy the applicant must submit documentation demonstrating that the “as-built” development complies with all requirements of this development permit. Any variations must be clearly identified with a rationale and explanation noting that planning staff review and approval may be needed for variations prior to final occupancy.

6.0 Security for Landscaping

- 6.1 Prior to building permit issuance, security for the due and proper completion of the landscaping set forth in section 2.0 of this Development Permit (the “Landscaping Works”) shall be provided in the amount of \$1,555,800 (the “Landscape Deposit”) to the District in the form of cash or unconditional, irrevocable auto-renewing letter of credit issued by a Canadian chartered bank or credit union.

6.2 Release of the Landscape Deposit:

(a) Following installation of the Landscaping Works and upon receipt of a certified letter or report by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects to the District stating that:

- a. the Landscaping Works have been installed substantially in accordance with Schedule A; and
- b. any variations that may have been undertaken to the Landscaping Works are clearly identified, including but not limited to:
 - i. any adjustments to retaining walls,
 - ii. changes to the mixture or sizes of any plant materials or trees,
 - iii. completion of any off-site or boulevard works,
 - iv. any areas that received alternative treatment,
 - v. any paving changes, or
 - vi. any other additional or omitted plantings or alterations,

together with a clear rationale and explanation thereof and stating

- c. that a final review with the landscape contractor or consultant of record has been completed, including provision of the date when this final review was completed on,
- d. whether there are any outstanding Landscape Works which are outstanding or which need attention, and
- e. notwithstanding outstanding works in 5.2(a)(d) above, that the Landscaping Works are complete,

then District will release 75% of the initial value of the Landscape Deposit. The remaining 25% of the initial value of the Landscape Deposit shall be retained by the District as a warranty deposit (the "Warranty Deposit") to ensure successful installation of the Landscaping Works.

(b) After a one-year period following certification that the Landscaping Works have been completed, and upon final certification by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects that the Landscaping Works are successful, the District will release the Warranty Deposit.

6.3 Additional Landscape Security

- (a) No occupancy shall be issued nor will any other final approvals be given for any individual building site identified as a "Parcel" on attached Schedule B, until:
- a. all of the Landscaping Works are completed, or
 - b. the Owner provides security in addition to and separate from the Landscape Deposit, and in the amount of 110% of the value of the uncompleted Landscaping Works for that specific Parcel only (the "Additional Security Deposit") for the due and proper completion of the uncompleted or deficient Landscape Works for that specific Parcel only, as determined and certified by the consultant of record; and
 - c. the Additional Security Deposit will be released upon final certification by a Landscape Architect in good standing with the British Columbia Society of Landscape Architects following certification that all of the Landscaping Works on the Parcel have been completed.

7.0 This Development Permit lapses if the work authorized herein is not commenced within 24 months of the date this permit is issued.

THE COUNCIL OF WEST VANCOUVER APPROVED THIS PERMIT BY RESOLUTION PASSED ON [INSERT DATE] .

MAYOR

CORPORATE OFFICER

THE REQUIREMENTS AND CONDITIONS UPON WHICH THIS PERMIT IS ISSUED ARE ACKNOWLEDGED AND AGREED TO BY THE CURRENT OWNER. IT IS UNDERSTOOD:

- THAT OTHER PERMITS / APPROVALS MAY BE REQUIRED INCLUDING PERMITS / APPROVALS FOR BUILDING CONSTRUCTION, SOIL AND ROCK REMOVAL OR DEPOSIT, BOULEVARD WORKS, AND SUBDIVISION; AND
- THE DEVELOPMENT MUST ATTAIN REQUIREMENTS OF THE BC BUILDING CODE AND ANY VARIANCES TO THE ZONING BYLAW ARE THE RESPONSIBILITY OF THE OWNER AND MUST BE RECTIFIED AT THE BUILDING PERMIT STAGE.

FOR THE PURPOSES OF SECTION 7.0 THIS PERMIT IS ISSUED ON [INSERT DATE] .
[Insert Council report date & Document #])

Schedules:

- A. Architectural Design Booklet
- B. Architectural Plans
- C. Landscape Plans

SCHEDULE A to DP 26-012



WALL AMBLESIDE - INFILL TOWER REZONING + DEVELOPMENT PERMIT SUBMISSION

1552 ESQUIMALT AVE, WEST VANCOUVER, BRITISH COLUMBIA
APR - 24TH - 2026





PROJECT BRIEF AND VISION:
1552 ESQUIMALT AVENUE INFILL TOWER (WALL AMBLESIDE II) :

Wall Financial Corporation is pleased to submit this rezoning and development application for the 1552 Esquimalt Avenue Infill Project in West Vancouver, British Columbia.

This application proposes the development of an 19-storey infill residential tower that will deliver 126 new homes within a subdivided standalone lot. The proposal responds to the District of West Vancouver's housing objectives by expanding the supply of housing in a well-connected, amenity-rich location, while introducing a slender, contextually sensitive tower form that complements the existing built environment.

The infill tower is proposed at the northwest portion of the site, situated in balance with the existing 1970's era 20-storey rental tower containing 165 rental units on the east side of the property, fronting 15th Avenue. Together, the two towers establish a cohesive composition, sharing a landscaped open-space framework that enhances both resident livability and community connection.

A preliminary Official Community Plan Amendment was submitted in June 2025 to accommodate the proposed floor area ratio and associated tenure, forming the policy foundation for this rezoning and development application.

At Wall Ambleside II, the green spaces are envisioned as a contemporary extension of the West Coast landscape, where fragments of forest are metaphorically "imported" into a vibrant breezeway that connects the two parcels of land. The carefully contoured topography, shaped over the stepped parking structure, transforms a 27-foot grade change between the north and south property lines into an accessible and engaging public realm, seamlessly integrating nature, architecture, and community life.



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4. DESIGN VARIANCES

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4. MASTER PLAN

Master Plan, Shadow Analysis

5. ARCHITECTURAL DRAWINGS

Overall Floor Plans, Building Elevations, Overall Sections

6. LANDSCAPE DRAWINGS

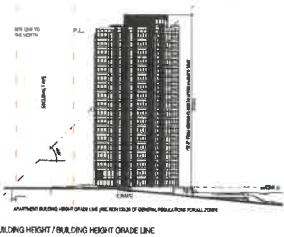
Landscape Plans, Material Plans, Tree Plan, Landscape Cross Sections

7. RENDERINGS

WALL AMBLESIDE - INFILL TOWER
PROJECT INFORMATION



PROPOSED SETBACKS



BUILDING HEIGHT / BUILDING HEIGHT GRADE LINE

PROJECT TEAM

ARCHITECTURE:
JOG ARCHITECTURE INC.

LANDSCAPE ARCHITECTURE:
BEARMARK DESIGN & LANDSCAPE LTD

ARBORISTS:
DIAMOND HEAD CONSULTING LTD

BUILDING ENVELOPE / ENERGY MODEL:
BC BUILDING SCIENCE LTD

CIVIL ENGINEER:
H.V. ENGINEERING LTD

CODE CONSULTANT:
THORSON CONSULTING | CERTIFIED PROFESSIONALS

ELECTRICAL ENGINEERS:
HEWITT (SN) & ASSOCIATES LTD

GEOTECHNICAL ENGINEERS:
GEOPACIFIC CONSULTANTS LTD

MECHANICAL ENGINEERS:
RON WONG & ASSOCIATES INC

STRUCTURAL ENGINEERS:
GLOTTMAN + SIMPSON CONSULTING ENGINEERS

SURVEYOR:
AFLEN & MARTIN CONSULTANTS LTD

TRAFFIC CONSULTANTS:
CREATIVE TRANSPORTATION SOLUTIONS (CTS) LTD

GENERAL STATISTICS

ZONING TABLE

USE INFORMATION (PER - MULTIPLE DWELLING ZONE 2)

USE	PERMITTED	RESTRICTED	PROHIBITED
Single-Family Detached	Yes	No	No
Single-Family Semi-Detached	Yes	No	No
Single-Family Row House	Yes	No	No
Two-Family Detached	Yes	No	No
Two-Family Semi-Detached	Yes	No	No
Two-Family Row House	Yes	No	No
Three-Family Detached	Yes	No	No
Three-Family Semi-Detached	Yes	No	No
Three-Family Row House	Yes	No	No
Four-Family Detached	Yes	No	No
Four-Family Semi-Detached	Yes	No	No
Four-Family Row House	Yes	No	No
Five-Family Detached	Yes	No	No
Five-Family Semi-Detached	Yes	No	No
Five-Family Row House	Yes	No	No
Six-Family Detached	Yes	No	No
Six-Family Semi-Detached	Yes	No	No
Six-Family Row House	Yes	No	No
Seven-Family Detached	Yes	No	No
Seven-Family Semi-Detached	Yes	No	No
Seven-Family Row House	Yes	No	No
Eight-Family Detached	Yes	No	No
Eight-Family Semi-Detached	Yes	No	No
Eight-Family Row House	Yes	No	No
Nine-Family Detached	Yes	No	No
Nine-Family Semi-Detached	Yes	No	No
Nine-Family Row House	Yes	No	No
Ten-Family Detached	Yes	No	No
Ten-Family Semi-Detached	Yes	No	No
Ten-Family Row House	Yes	No	No

FAR AREA STATISTICS

FLOOR SPACE RATIO SUMMARY

AREA	FLOOR SPACE RATIO	PERMITTED	RESTRICTED	PROHIBITED
Single-Family Detached	0.5	Yes	No	No
Single-Family Semi-Detached	0.5	Yes	No	No
Single-Family Row House	0.5	Yes	No	No
Two-Family Detached	0.5	Yes	No	No
Two-Family Semi-Detached	0.5	Yes	No	No
Two-Family Row House	0.5	Yes	No	No
Three-Family Detached	0.5	Yes	No	No
Three-Family Semi-Detached	0.5	Yes	No	No
Three-Family Row House	0.5	Yes	No	No
Four-Family Detached	0.5	Yes	No	No
Four-Family Semi-Detached	0.5	Yes	No	No
Four-Family Row House	0.5	Yes	No	No
Five-Family Detached	0.5	Yes	No	No
Five-Family Semi-Detached	0.5	Yes	No	No
Five-Family Row House	0.5	Yes	No	No
Six-Family Detached	0.5	Yes	No	No
Six-Family Semi-Detached	0.5	Yes	No	No
Six-Family Row House	0.5	Yes	No	No
Seven-Family Detached	0.5	Yes	No	No
Seven-Family Semi-Detached	0.5	Yes	No	No
Seven-Family Row House	0.5	Yes	No	No
Eight-Family Detached	0.5	Yes	No	No
Eight-Family Semi-Detached	0.5	Yes	No	No
Eight-Family Row House	0.5	Yes	No	No
Nine-Family Detached	0.5	Yes	No	No
Nine-Family Semi-Detached	0.5	Yes	No	No
Nine-Family Row House	0.5	Yes	No	No
Ten-Family Detached	0.5	Yes	No	No
Ten-Family Semi-Detached	0.5	Yes	No	No
Ten-Family Row House	0.5	Yes	No	No

PARKING STATISTICS - PARKING SPACES

PARKING STATISTICS

PARKING SPACES - REQUIRED

USE	PERMITTED	RESTRICTED	PROHIBITED
Single-Family Detached	Yes	No	No
Single-Family Semi-Detached	Yes	No	No
Single-Family Row House	Yes	No	No
Two-Family Detached	Yes	No	No
Two-Family Semi-Detached	Yes	No	No
Two-Family Row House	Yes	No	No
Three-Family Detached	Yes	No	No
Three-Family Semi-Detached	Yes	No	No
Three-Family Row House	Yes	No	No
Four-Family Detached	Yes	No	No
Four-Family Semi-Detached	Yes	No	No
Four-Family Row House	Yes	No	No
Five-Family Detached	Yes	No	No
Five-Family Semi-Detached	Yes	No	No
Five-Family Row House	Yes	No	No
Six-Family Detached	Yes	No	No
Six-Family Semi-Detached	Yes	No	No
Six-Family Row House	Yes	No	No
Seven-Family Detached	Yes	No	No
Seven-Family Semi-Detached	Yes	No	No
Seven-Family Row House	Yes	No	No
Eight-Family Detached	Yes	No	No
Eight-Family Semi-Detached	Yes	No	No
Eight-Family Row House	Yes	No	No
Nine-Family Detached	Yes	No	No
Nine-Family Semi-Detached	Yes	No	No
Nine-Family Row House	Yes	No	No
Ten-Family Detached	Yes	No	No
Ten-Family Semi-Detached	Yes	No	No
Ten-Family Row House	Yes	No	No

PARKING STATISTICS - BICYCLE SPACES

PARKING STATISTICS - BICYCLE SPACES

BICYCLE SPACES - REQUIRED

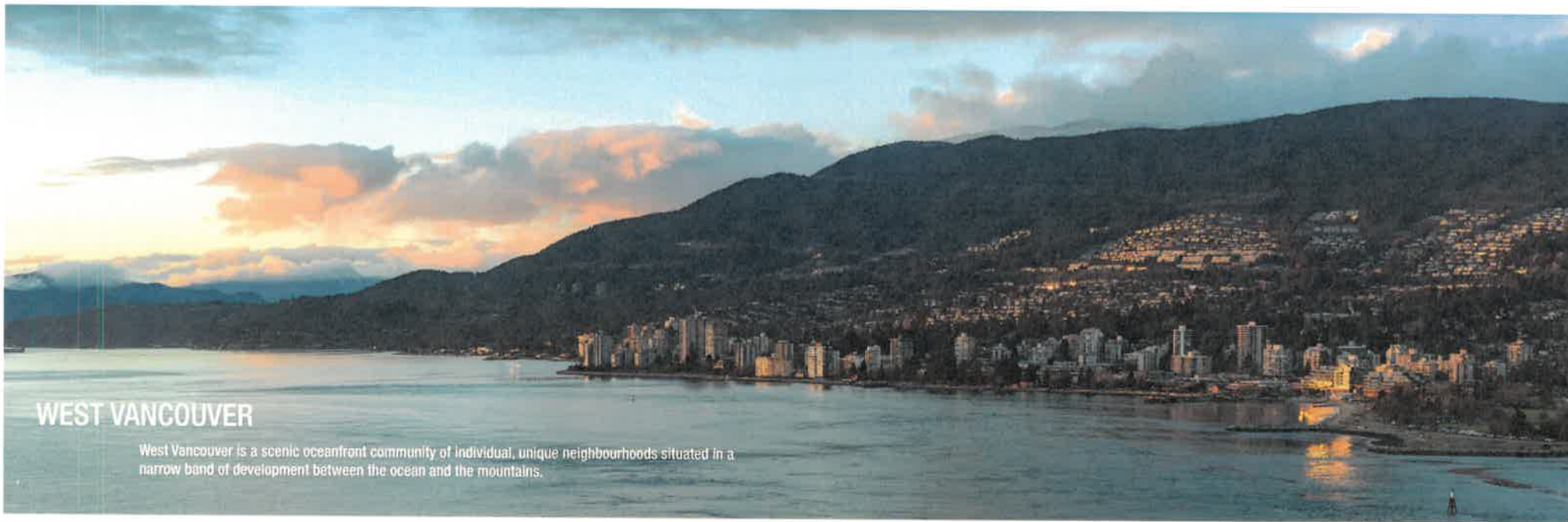
USE	PERMITTED	RESTRICTED	PROHIBITED
Single-Family Detached	Yes	No	No
Single-Family Semi-Detached	Yes	No	No
Single-Family Row House	Yes	No	No
Two-Family Detached	Yes	No	No
Two-Family Semi-Detached	Yes	No	No
Two-Family Row House	Yes	No	No
Three-Family Detached	Yes	No	No
Three-Family Semi-Detached	Yes	No	No
Three-Family Row House	Yes	No	No
Four-Family Detached	Yes	No	No
Four-Family Semi-Detached	Yes	No	No
Four-Family Row House	Yes	No	No
Five-Family Detached	Yes	No	No
Five-Family Semi-Detached	Yes	No	No
Five-Family Row House	Yes	No	No
Six-Family Detached	Yes	No	No
Six-Family Semi-Detached	Yes	No	No
Six-Family Row House	Yes	No	No
Seven-Family Detached	Yes	No	No
Seven-Family Semi-Detached	Yes	No	No
Seven-Family Row House	Yes	No	No
Eight-Family Detached	Yes	No	No
Eight-Family Semi-Detached	Yes	No	No
Eight-Family Row House	Yes	No	No
Nine-Family Detached	Yes	No	No
Nine-Family Semi-Detached	Yes	No	No
Nine-Family Row House	Yes	No	No
Ten-Family Detached	Yes	No	No
Ten-Family Semi-Detached	Yes	No	No
Ten-Family Row House	Yes	No	No

REZONING+DEVELOPMENT PERMIT APPLICATION

RESIDENTIAL HOUSING STATISTICS

PROPOSED RESIDENTIAL HOUSING STATISTICS - LOT 2

USE	PERMITTED	RESTRICTED	PROHIBITED
Single-Family Detached	Yes	No	No
Single-Family Semi-Detached	Yes	No	No
Single-Family Row House	Yes	No	No
Two-Family Detached	Yes	No	No
Two-Family Semi-Detached	Yes	No	No
Two-Family Row House	Yes	No	No
Three-Family Detached	Yes	No	No
Three-Family Semi-Detached	Yes	No	No
Three-Family Row House	Yes	No	No
Four-Family Detached	Yes	No	No
Four-Family Semi-Detached	Yes	No	No
Four-Family Row House	Yes	No	No
Five-Family Detached	Yes	No	No
Five-Family Semi-Detached	Yes	No	No
Five-Family Row House	Yes	No	No
Six-Family Detached	Yes	No	No
Six-Family Semi-Detached	Yes	No	No
Six-Family Row House	Yes	No	No
Seven-Family Detached	Yes	No	No
Seven-Family Semi-Detached	Yes	No	No
Seven-Family Row House	Yes	No	No
Eight-Family Detached	Yes	No	No
Eight-Family Semi-Detached	Yes	No	No
Eight-Family Row House	Yes	No	No
Nine-Family Detached	Yes	No	No
Nine-Family Semi-Detached	Yes	No	No
Nine-Family Row House	Yes	No	No
Ten-Family Detached	Yes	No	No
Ten-Family Semi-Detached	Yes	No	No
Ten-Family Row House	Yes	No	No



WEST VANCOUVER

West Vancouver is a scenic oceanfront community of individual, unique neighbourhoods situated in a narrow band of development between the ocean and the mountains.

CONTEXTUALIZING



NORTH SIDE STREET SCENE - DOUGLASS AVENUE



EAST SIDE STREET SCENE - 12TH STREET



DOWNTOWN STREET SCENE - BLUESH AVENUE



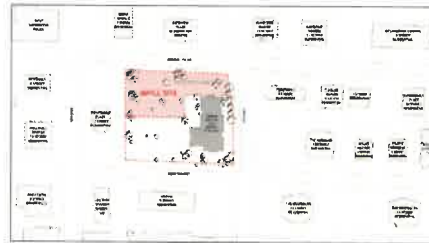
WEST SIDE STREET SCENE - 14TH STREET

NEIGHBOURING BUILDINGS

The project site is surrounded by several mid- to high-rise residential buildings that define the immediate urban context:

- North: Rose View Plaza – a pair of residential buildings standing at 10 and 7 storeys
- West: Westshore Place – a 17-storey residential tower
- South: Bayview – a 9-storey residential building
- East: Whitehall – a 6-storey residential building

This surrounding built form establishes a varied yet coherent residential character, informing the scale and massing approach of the proposed development.



SITE CONTEXT



SITE CONTEXT



SITE SURVEY

Feature	Location	Notes
1. Main Building	Center of Block	Proposed Infill Tower
2. Parking Lot	West of Building	Proposed
3. Driveway	South of Building	Proposed
4. Fenced Area	East of Building	Proposed
5. Garden	North of Building	Proposed
6. Walkway	West of Building	Proposed
7. Fenced Area	South of Building	Proposed
8. Garden	East of Building	Proposed
9. Walkway	North of Building	Proposed
10. Fenced Area	West of Building	Proposed
11. Garden	South of Building	Proposed
12. Walkway	East of Building	Proposed
13. Fenced Area	North of Building	Proposed
14. Garden	West of Building	Proposed
15. Walkway	South of Building	Proposed
16. Fenced Area	East of Building	Proposed
17. Garden	North of Building	Proposed
18. Walkway	West of Building	Proposed
19. Fenced Area	South of Building	Proposed
20. Garden	East of Building	Proposed
21. Walkway	North of Building	Proposed
22. Fenced Area	West of Building	Proposed
23. Garden	South of Building	Proposed
24. Walkway	East of Building	Proposed
25. Fenced Area	North of Building	Proposed
26. Garden	West of Building	Proposed
27. Walkway	South of Building	Proposed
28. Fenced Area	East of Building	Proposed
29. Garden	North of Building	Proposed
30. Walkway	West of Building	Proposed
31. Fenced Area	South of Building	Proposed
32. Garden	East of Building	Proposed
33. Walkway	North of Building	Proposed
34. Fenced Area	West of Building	Proposed
35. Garden	South of Building	Proposed
36. Walkway	East of Building	Proposed
37. Fenced Area	North of Building	Proposed
38. Garden	West of Building	Proposed
39. Walkway	South of Building	Proposed
40. Fenced Area	East of Building	Proposed
41. Garden	North of Building	Proposed
42. Walkway	West of Building	Proposed
43. Fenced Area	South of Building	Proposed
44. Garden	East of Building	Proposed
45. Walkway	North of Building	Proposed
46. Fenced Area	West of Building	Proposed
47. Garden	South of Building	Proposed
48. Walkway	East of Building	Proposed
49. Fenced Area	North of Building	Proposed
50. Garden	West of Building	Proposed
51. Walkway	South of Building	Proposed
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83. Garden	South of Building	Proposed
84. Walkway	East of Building	Proposed
85. Fenced Area	North of Building	Proposed
86. Garden	West of Building	Proposed
87. Walkway	South of Building	Proposed
88. Fenced Area	East of Building	Proposed
89. Garden	North of Building	Proposed
90. Walkway	West of Building	Proposed
91. Fenced Area	South of Building	Proposed
92. Garden	East of Building	Proposed
93. Walkway	North of Building	Proposed
94. Fenced Area	West of Building	Proposed
95. Garden	South of Building	Proposed
96. Walkway	East of Building	Proposed
97. Fenced Area	North of Building	Proposed
98. Garden	West of Building	Proposed
99. Walkway	South of Building	Proposed
100. Fenced Area	East of Building	Proposed



SUBDIVISION PLAN

PROPOSED SUBDIVISION PLAN OF
LOT A BLOCKS 2 AND 3
DISTRICT LOT 237 GROUP 1 PLAN 13558



NOTE:

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING CHARGES:
EQUITY RIGHT OF WAY 04727288
COLLECTORSHIP LIMITED INCORPORATION
REG. 86002360

EQUITY RIGHT OF WAY 04727288
PONTRE COMMUNICATIONS INC. INCORPORATION
REG. 86002360

EQUITY RIGHT OF WAY 04727288
PONTRE COMMUNICATIONS INC. INCORPORATION
REG. 86002360

NOTE:

ALL DISTANCES SHOWN ARE IN METRES.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES
BASED ON THE 1985 DATUM. TO COMPUTE THE DISTANCES
BASED ON THE 1984 DATUM, ADD 0.017 METRES TO THE
DISTANCES SHOWN ON THIS PLAN.

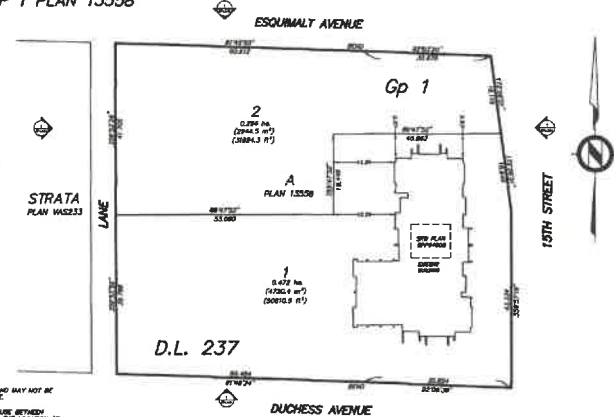
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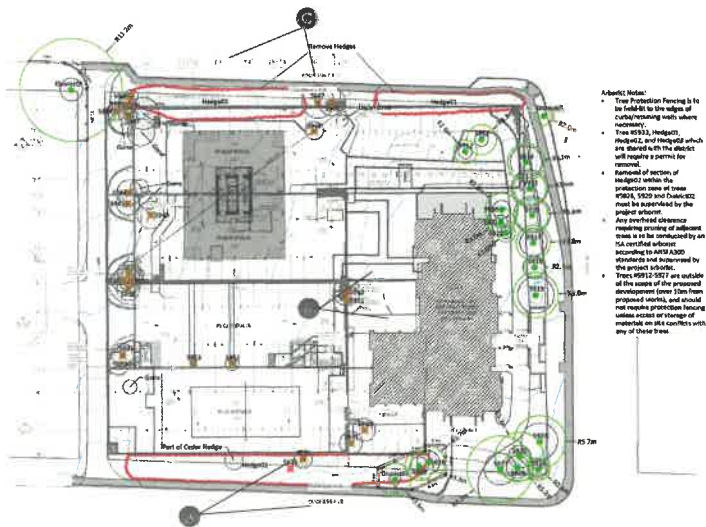
APPLIN & MARTIN
REGISTERED LAND SURVEYORS LTD.
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SUITE 200
TORONTO, ONTARIO M5G 1C4
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DVAC ADDRESS: 1552 ESQUIMALT AVENUE
WEST VANCOUVER, BC



DATE: DECEMBER 03, 2025
FILE: 22-584-01 PSUB R4

WALL AMBLESIDE - INFILL TOWER
TREE MANAGEMENT PLAN

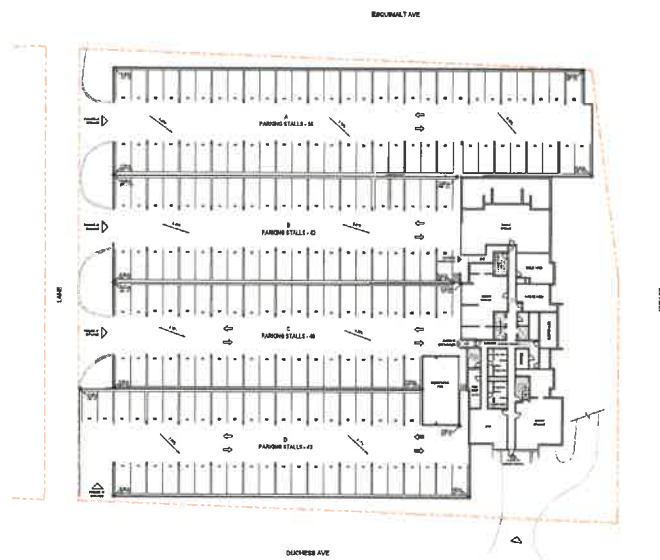


18 SITE CONTEXT



19 SITE CONTEXT

WALL AMBLESIDE - INFILL TOWER
EXISTING PARKADE PLAN



SITE CONTEXT
20

EXISTING PARKADE SITE PHOTOS



PARKADE A



PARKADE C



PARKADE C



PARKADE D

REZONING + DEVELOPMENT PERMIT APPLICATION

SITE CONTEXT
21

POLICY CONTEXT
DESIGN PRINCIPLES ALIGNMENT WITH OCP GOALS AND POLICIES

Housing & Neighbourhoods – “Complete, Diverse Communities”



By expanding the supply of housing, the project responds to a critical gap in West Vancouver's housing market, where opportunities remain limited. The delivery of new homes adds long-term flexibility and choice to the local housing mix. Located in a walkable, amenity-rich area, the proposal enables residents to live close to shops, schools, parks, and transit. Its slender tower form and integrated green spaces support high-quality livability while complementing neighbourhood character. Together, these elements contribute to a more inclusive, resilient, and complete community.

Context - Sensitive Built Form & Design Quality



The proposed 18-storey infill tower is thoughtfully designed to respect both the natural setting of West Vancouver and the established built form of Ambleside. Its height and scale complement the adjacent 20-storey tower, creating a balanced composition that integrates seamlessly into the skyline while preserving important mountain and ocean views for residents and the public.

Drawing on the cultural and environmental character of the West Vancouver coast, the design builds upon the established language of verticality, introducing rhythm and dynamism through articulated vertical facade panels and balconies. This approach provides continuity with the existing architectural context while offering a refined and contemporary expression through form and materiality.

The material palette—featuring durable, natural-toned finishes—echoes the colours and textures of the coastal landscape, ensuring the tower feels distinctive yet well-rooted in its setting.

At the ground plane, the project delivers an accessible landscape inspired by the surrounding natural context. The integration of a confound pedestrian greenway and viewpoints creates an open space that reflects the qualities of a West Coast forest, with layered planting, natural textures, and a strong connection between built form and nature. This approach strengthens the site's relationship to its setting while enhancing access to high-quality green space.

Together, these design strategies ensure the project is sensitive to its surroundings, contributing positively to Ambleside's urban identity while reinforcing West Vancouver's broader commitment to design excellence and contextual harmony.

Environment-Integrated Development & Transit-Oriented



The project is conceived with a strong commitment to West Vancouver's natural setting and environmental values. Sustainability is integrated into both the building form and supporting infrastructure. With the completion of Phase II, all parking access will continue to be provided from the 20-foot lane along the west property line. Parking stalls for existing tenants in Lot 1 will be fully accommodated, while Lot 2 emphasizes sustainable transportation infrastructure. This is achieved through the strengthened adoption of Transportation Demand Management (TDM) strategies and policies that enhance transit efficiency, taking advantage of the site's location within a Transit-Oriented Area (TOA).

The development prioritizes sustainability and convenience, featuring 230 bike stalls across both properties with direct street access, embracing a seamless “Cycle-In, Cycle-Out” concept. Additionally, new bike storage will be introduced for the existing property, addressing a key need.

The design prioritizes energy efficiency through slender vertical massing that maximizes natural light and ventilation, reducing reliance on mechanical systems. Durable, low-maintenance materials are selected to minimize long-term environmental impact, while water-sensitive landscaping strategies support stormwater management and ecological resilience.

By reducing site coverage and shaping a walkable, human-scaled public realm, the project encourages active transportation and limits automobile dependency, supporting long-term reductions in greenhouse gas emissions. In this way, the development not only respects but actively strengthens West Vancouver's identity as an environmentally responsible community.

Resilient, Sustainable and Climate-Aware Design



The strategic siting and form of the tower as a singular, compact structure optimize land use by concentrating the built form, allowing a greater portion of the site to remain as green space, thereby minimizing environmental impact. Providing expanded green infrastructure and natural systems integrated within private developments supports sustainability and climate action policies by:

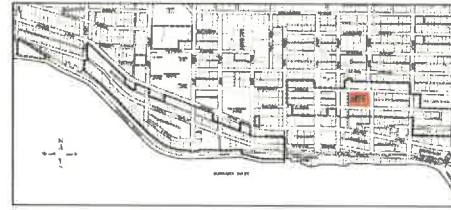
- Improving stormwater management through permeable surfaces;
- Reducing heat island effects through tree canopy and landscaped areas;
- Advancing biodiversity by incorporating native plantings and habitat-supportive landscapes.

POLICY CONTEXT
AMBLESIDE APARTMENT AREA POLICIES BF-B 4

The project site is located within the Ambleside Apartment Area and is subject to the Development Permit Area Designation BF-B4. In alignment with this designation, the proposed development will demonstrate a high standard of architectural and landscape design, ensuring compatibility with the surrounding built form and contributing positively to the evolving character of the neighbourhood.

The objectives include:

- To promote a high standard of construction
- To integrate new development with existing views, circulation, and the character of existing buildings
- To promote an interesting, pedestrian-friendly streetscape design and pedestrian linkages



AMBLESIDE APARTMENT AREA DEVELOPMENT PERMIT AREA DESIGNATION MAP BF-B4

The project site is located within the Apartment Area Infill Sites, which allow infill housing alongside the continued use of existing units on large sites, up to a total site density based on the nature of the infill:

- Strata: up to 2.5 FAR
- Mixed strata and rental, or rent-to-own: up to 2.75 FAR
- Rental or co-op: up to 3.0 FAR

Appropriate heights are to be determined through a contextual review of the proposal.

The design proposal responds to the following OCP policy directions under Development Permit Area BF-B4:

- Policy BF-B4.1.3 – To encourage better design and a more complete range of housing options, consider townhouse and apartment forms in development applications in the Ambleside Apartment Area.
- Policy BF-B4.1.7 – To support housing for different household needs, includes a mix of bedroom units and unit sizes in development applications in the Ambleside Apartment Area.
- Policy BF-B4.1.8 – To ensure the impact of new development is responsibly managed, continue to require transportation impact assessments, utility modeling analyses, development cost charges, off-site improvements, and community amenity contributions—as determined by District review and provincial legislation—in development applications in the Ambleside Apartment Area.



AERIAL VIEW FROM GOOGLE EARTH



AMBLESIDE INFILL SITES MAP

POLICY CONTEXT
AMBLESIDE APARTMENT AREA POLICIES BF-B 4

CONTEXT AND SITE DESIGN	RESPONSE
1. Encourage renovation and conservation of buildings and features of heritage character.	While the proposal does not include renovation, the new tower respects the historic character of the existing West Coast Ambleside tower (built in 1974) by interpreting its defining features, creating a thoughtful architectural dialogue between the old and the new.
2. Situate buildings to maximize views while minimizing impacts to surrounding 'background' views.	The new tower adopts a slender vertical form rather than a wide horizontal massing, helping to preserve view corridors for the neighbouring building to the north. A generous 100 ft setback from the adjacent building to the west further minimizes view impacts.
3. Minimize obstruction of views from public pedestrian areas, common living areas of other developments, and from existing residential units.	The tower's compact footprint and slender massing reduces visual bulk and minimizes view obstruction from surrounding residential units and public pedestrian areas.
4. Enhance the quality of streetscapes through the overall design of the development.	The new tower establishes a visual dialogue with the existing and neighbouring towers, contributing to a cohesive skyline within the Ambleside Apartment Area. At the ground level, a landscape-led design enhances the streetscape, introducing generous landscaped terraces and pedestrian-friendly elements.
5. Encourage pedestrian amenities, such as courtyards, within and adjacent to apartment developments.	The design incorporates an accessible greenway and greenery between the towers, along with courtyard-like spaces and amenity areas that encourage gathering and community interaction.
6. Link ground-level open spaces to adjacent streets, sidewalks and pathways.	The ground-level open spaces are seamlessly connected to surrounding streets and sidewalks, with a north-south greenway that links Esplanet Avenue to Duquesne Avenue, enhancing both pedestrian circulation and accessibility.
7. Encourage the use of integrated public art compatible with adjacent development and street patterns to enhance the pedestrian experience.	Integrated public art elements within the landscaped greenway are designed to be visually engaging and contextually sensitive to the surrounding architecture and street pattern, thereby enhancing the pedestrian experience.
8. Use utility wires underground where economically feasible.	All new utility services will be placed underground where economically and technically feasible, in alignment with municipal standards and to suggest a cleaner, more visually cohesive streetscape.

BUILDING DESIGN	RESPONSE
1. Vary building mass to minimize its scale.	The building massing is articulated with vertical breaks, setbacks, balconies, and a slender form, effectively reducing its visual scale.
2. Address the compatibility of scale between new buildings and existing adjacent buildings.	The new tower has been carefully designed to align in scale with the existing tower, supporting a cohesive site context. The proposed tower facade design addresses key proportional elements from surrounding residential buildings, contributing to a cohesive and balanced streetscape.
3. Encourage the use of high quality materials.	The design incorporates high-quality, durable materials to ensure a refined appearance, long-term performance, and alignment with the architectural character of the neighbourhood.
4. Building should be designed in keeping with the character of the building and landscape.	Architectural and landscape detailing is thoughtfully designed to reflect the character of both the new and existing buildings, using coordinated materials, rhythms, and forms.
5. Use building mass to emphasize the entrance to buildings.	The main entrance and roof are clearly defined through recessed building massing and cantilevered canopies, which provide visual emphasis and architectural interest to enhance usability and the arrival experience.
6. Entrances should be visible, clearly articulated, and accessible.	The building entries are prominently located, clearly articulated with canopies and material changes, and designed to be fully accessible for all users.
7. Encourage tenanted buildings adjacent to the shoreline.	Although the proposal does not feature a tenanted form, the design incorporates generous balconies on each level, establishing a repeated visual rhythm that mitigates massing and enhances visual connections to the shoreline.
8. Avoid blank or undifferentiated facades at the ground level.	The ground level features a double-height entrance lobby and active amenity spaces, articulated with varied facade materials and glazing, ensuring a visually engaging and differentiated street frontage.
9. Screen roof-top mechanical equipment from neighbouring properties.	Roof-top mechanical equipment is fully screened and integrated within a crown roof design, serving both functional and architectural purposes while minimizing visual impact on neighbouring properties.
10. Encourage private outdoor living space for each unit.	Each unit is provided with private outdoor living space through balconies or terraces, and residents also have access to a shared outdoor landscape.



DESIGN BUILDINGS AND LANDSCAPE ELEMENTS TO MINIMIZE SHADING, AND REDUCE AN IMPACT OF ADJACENT BUILDINGS	RESPONSE
1. Provide shading and articulation, especially at eye level.	The building is carefully massed and setbacks to minimize shadow impacts and preserve privacy. Strategic orientation, separation distance, and landscape buffering help reduce overlook and visual intrusion.
2. Site and screen garage entrances, mechanical equipment and garbage bins, minimize visual and articulated impacts on adjacent properties and the streetscape.	The design incorporates non-material detailing and facade articulation at eye level, including transparent glazing, screens, loading, and canopy elements. Garage entrances, mechanical equipment, and garbage bins are discreetly located and fully screened to minimize visual and noise impacts.

LANDSCAPE DESIGN	RESPONSE
1. Integrate landscape features and elements with the adjacent streetscape, use established vegetation where feasible, and provide a mature and varied appearance upon construction.	The landscape design is integrated with the surrounding streetscape and features a variety of native West Vancouver plant species to ensure a mature, diverse, and visually cohesive appearance upon completion.
2. Avoid landscaping elements that inhibit pedestrian or barrier free access along sidewalks or towards buildings.	All landscaping elements are carefully positioned to maintain clear, unobstructed pedestrian pathways and ensure barrier-free access to sidewalks and building entrances for users of all abilities.
3. Maximize the use of roof spaces for roof gardens and common areas.	The design includes a green roof atop the parking structure, intended for public access and programmed activities.
4. Minimize the scale of apartment buildings at ground level with the use of setbacks and other landscape features.	The building's ground level is softened through layered landscaping, trellis structures, and planter elements, effectively reducing perceived scale and creating a more welcoming, human-scaled street presence.
5. Minimize glare and light spill to surrounding properties through design and timing of exterior lighting.	Exterior lighting is strategically placed and shielded to minimize glare and light spill onto adjacent properties, ensuring a comfortable nighttime environment.

CIRCULATION/PARKING	RESPONSE
1. Locate parking underground to maximize ground level open spaces for landscape elements and treatments.	The design utilizes the existing underground parking structure, with new parking levels integrated below grade and seamlessly connected. Additional underground levels are provided to maximize parking capacity.
2. Encourage underground garage entries to provide an appealing entrance from the streetscape with the use of porches and/or trellis structures.	The parking entrances are strategically located, utilizing the existing entries. All entry areas are enhanced with planter boxes to soften their appearance and integrate seamlessly with the surrounding landscape.
3. Encourage large expanses of ground-level paved parking, particularly when visible from or directly adjacent to a street. Where ground-level parking is needed, provide landscape elements such as fencing or planting to visually break up and screen parking from public streets and neighbouring properties, improve natural drainage, and highlight pedestrian routes.	All existing and new parking is accommodated underground. Delivery parking, car share and valet parking areas are provided at grade by reconfiguring the existing parking area, with a refined stall layout. These spaces are discreetly integrated and screened from the street through landscaping.
4. Design underground residential parking to be readily accessible and easily used by residents.	The underground residential parking is designed to be readily accessible, with clearly organized circulation and a sufficient number of accessible parking stalls, ensuring convenience for all residents.
5. Ensure that site circulation is accessible to persons with disabilities.	Site circulation is designed to be fully accessible, incorporating barrier-free pathways and gentle slopes to ensure ease of movement for persons with disabilities throughout the site.
6. Share access point: curb between buildings where possible.	The project utilizes a shared access point and curb cuts, minimizing disruption to the streetscape.
7. Minimize the width of curb cuts where possible.	Curb cuts are kept to the minimum required width, reducing their visual impact on the streetscape.
8. Design and situate garage doors so that they are not a dominant feature of the streetscape.	Garage doors are positioned along the west face, away from primary frontages, and are visually softened with surrounding planter boxes featuring drought-tolerant planting.
9. Encourage the use of bicycles and the provision of bicycle storage areas.	The design provides a total of 220 bicycle parking spaces, including 100 secure long-term stalls and 120 short-term spaces, serving both the new development and the existing tower, and supporting active use among all residents.





"The Greenest Building is... One That is Already Built."

Elefante Carl, AIA

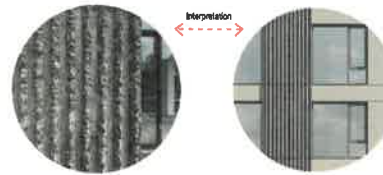
A Contemporary Interpretation Rooted in Context



ARCHITECTURAL CHARACTER CONCEPT A Contemporary Interpretation Rooted in Context

The existing high-rise, constructed in the 1970s, reflects West Coast Modernism through its slab-block form and pronounced horizontal expression. This character is most clearly articulated in the balcony balustrades, where paired concrete bands frame glass infill panels. The tower's bush-hammered concrete facade further embodies the influence of West Coast Modernism in Vancouver, when architects explored textured concrete surfaces to ground modern buildings in the region's rugged coastal landscape. The hand-worked finish softened the austerity of exposed concrete, evoking the natural qualities of stone, rock, and weathered surfaces characteristic of the Pacific Northwest.

The new infill building draws inspiration from the original tower while offering a contemporary reinterpretation. Rather than replicating its rough textures, the design introduces a refined horizontality that resonates with the neighbourhood's evolving architectural vernacular, maintaining continuity with the past while advancing a modern expression of place.



Facade Character - Dialogue Between Old And New

The proposed facade establishes a clear architectural dialogue with the adjacent West Coast Modernist tower. Its hand-carved concrete fluting is reinterpreted in the new building through vertical metal cladding that maintains a similar proportional rhythm.



CORE DESIGN CONCEPTS

- Vertical Expression and Rhythm

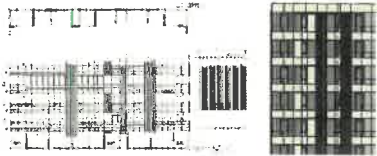
The strong vertical rhythm of the original concrete tower is abstracted into a modern facade treatment using vertical wood-toned metal cladding. This maintains the proportional rhythm of the original futing, establishing visual continuity across time and architectural style.

- Contemporary Warmth and Material Contrast

While the original tower expresses rawness through concrete, the new building introduces warmth and refinement through wood-coloured materials. This provides a textural and tonal counterpoint to the Brutalist language, softening the building's presence while still reflecting its contextual roots.

- Balanced Massing and Repetition

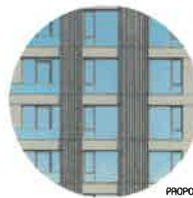
The massing of the new building is carefully modulated to reflect the vertical articulation of the original tower, but with finer-grained modulation and enhanced balcony articulation. By placing balconies at corners and mid-block and framing them within the cladding rhythm, the design contributes to a more dynamic and visually engaging elevation.



The alternating patterns of the spandrel panels at each level break the uniformity of the cladding rhythm, creating a more dynamic and visually engaging elevation.

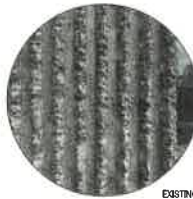


EXISTING

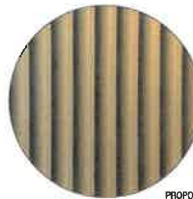


PROPOSED

VERTICAL EXPRESSION AND RHYTHM BETWEEN EXISTING AND PROPOSED



EXISTING



PROPOSED

CONTEMPORARY WARMTH AND MATERIAL CONTRAST BETWEEN EXISTING AND PROPOSED

FORM AND MASSING

The project uses a standalone rectilinear tower typology rather than a slab-block design to maximize efficiency and site responsiveness. The slim tower design reduces the building footprint, increases open landscaped space, improves natural light and sightlines, and strengthens connections to surrounding green areas. This configuration enhances ground-level public realm activation, fosters human-scale experiences, integrates amenities, and enables passive surveillance to reinforce safety and community engagement. The massing, orientation, and tower spacing are carefully considered to reduce overlook, shading, and privacy impacts on neighbouring residences.

- **Balconies and Outdoor Space:** Each unit includes private outdoor living space in the form of balconies, extending the interior living area and promoting resident well-being.
- **Roofline and Mechanical Screening:** The tower's roofline is defined by extended, lightweight frames that strengthen its skyline presence, while all rooftop mechanical equipment is fully screened from neighbouring properties.
- **Entrances:** The main residential entrance is clearly articulated and universally accessible, highlighted through strategic massing setbacks and material transitions that emphasize the arrival experience.



The main residential entry is clearly articulated and fully accessible, marked by shifts in massing and materials that emphasize the arrival sequence.

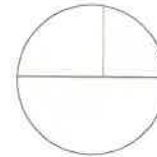


WALL AMBLESIDE - INFILL TOWER
MATERIAL PALETTE



- PAINTED CONCRETE (LIGHT BROWN)
- RAILING - ALUM. FRAME WITH GLAZING PANEL (CLEAR)
- WINDOW WALL GLAZING SYSTEM - MULLION (CHARCOAL)
- ALUMINUM CLADDING PANEL (MATT WHITE)
- FLUTED ALUMINUM CLADDING PANEL (LIGHT BROWN)
- WINDOW WALL SYSTEM - (CLEAR)
- WINDOW WALL SYSTEM - SPANDREL (WHITE)

EXTERIOR MATERIALS



ALUMINUM CLADDING PANEL
MATT WHITE FINISH



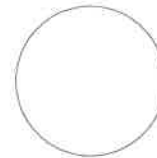
FLUTED ALUMINUM CLADDING PANEL
LIGHT BROWN



PAINTED CONCRETE
LIGHT BROWN



WINDOW WALL - GLAZING SYSTEM -
MULLION - CHARCOAL FINISH



WINDOW WALL SYSTEM - SPANDREL
WHITE FINISH



WINDOW WALL SYSTEM - SPANDREL
CHARCOAL FINISH



CONCRETE RETAINING WALL
CLEAR FINISH



MECHANICAL LOUVRE
LIGHT BROWN

REZONING + DEVELOPMENT PERMIT APPLICATION

WALLAMBLESIDE - INFILL TOWER



PUBLIC REALM INTERFACE

Wall Financial Corporation has committed to delivering a range of community and recreational amenities at the ground plane. Collectively, these facilities will enhance livability for residents of all ages, foster social interaction and community well-being, and create opportunities to integrate valued natural features within the project.

Beyond their functional role, these spaces also serve as important visual amenities. As residential living increasingly rises vertically, a carefully designed and programmed ground plane becomes not only a lively public realm but also a vital visual landscape for residents looking down from their suites above. These landscape elements, such as outdoor seating and pavilion structures, reduce perceived massing at grade, softening the building edge.

By activating these edges, the design not only enhances the day-to-day experience of residents but also contributes to broader community benefits. The presence of amenity spaces along the ground floor provides opportunities for passive surveillance, reinforcing safety and security for both tower residents and the neighbourhood at large. This integration of built form and landscape underscores the project's commitment to creating an inclusive, welcoming, and resilient community environment.



REZONING + DEVELOPMENT PERMIT APPLICATION



KEY DESIGN CONSIDERATIONS

This development offers publicly accessible outdoor amenities through thoughtfully integrated design features, including:

- **An Ambleside Living Room:**

Conceived as the community's "living room," the proposed seating and gathering area act as a vibrant heart that engages the public realm—welcoming residents, visitors, and passersby alike. It is designed with purposeful detailing, including high-quality street furniture and lighting that ensure comfort and safety for residents and visitors. Carefully selected, durable, high-quality materials harmonize with the surrounding landscape and enrich the public realm, underscoring the District's dedication to design excellence and thoughtfully crafted outdoor spaces.

- **Pedestrian Greenway:**

A barrier-free, scenic landscaped pathway connects Esquimalt Avenue to Duchess Avenue, enhancing neighbourhood connectivity and promoting walkability. The circulation network is carefully designed to prioritize safe, direct, and fully accessible pedestrian route that integrate seamlessly with existing sidewalks and pathways. Central to the site, a scenic north-south pedestrian greenway threads through the development, reinforcing links to local streets and embedding the project within the broader neighbourhood circulation network. This approach aligns with the District of West Vancouver's Official Community Plan, which emphasizes walkable, accessible, and connected public spaces that support active transportation, community interaction, and a strong sense of neighbourhood cohesion.

- **Viewpoints:**

Strategically positioned, the Seating/Gathering Area are designed to be inclusive and accessible, providing expansive views of the ocean and mountains and enhancing Ambleside's distinctive sense of place.

- **Great Lawn:**

The integration of a expansive lawn within the publicly accessible landscape offers both tower residents and the broader community a unique and inclusive recreational amenity that fosters health, leisure, and social interaction. The lawn acts as a gathering hub where neighbours can meet, engage, and build connections in a relaxed and informal setting. This approach aligns with the District of West Vancouver's Official Community Plan, which emphasizes the creation of vibrant, connected, and healthy neighbourhoods supported by high-quality public spaces. By combining recreation with opportunities for social interaction, the lawn contributes to the OCP's broader objectives of enhancing livability, promoting active lifestyles, and reinforcing a strong sense of community.



- **Entry Feature Garden and Bamboo Grove:**

Incorporating a feature garden at the main entry enhances the site's cultural and social value by creating visual interest and opportunities for community engagement, establishing a welcoming and memorable arrival experience. Integrated along pedestrian routes and open spaces, the bamboo grove further enhances the walking experience by providing shade, enclosure, and a calming sensory environment. Together, these landscape elements contribute to a more comfortable and inviting pedestrian network, reinforcing the District of West Vancouver's Official Community Plan objectives that promote walkability and connected public spaces, while fostering a strong sense of place, reinforcing community identity, and supporting inclusive, vibrant, and engaging neighbourhoods within the Ambleside Town Centre.

- **Outdoor Gym/Amenity Spaces:**

The inclusion of an outdoor gym within the site provides an active recreational amenity that encourages physical activity, skill development, and outdoor play for youth and families. By offering a safe, purpose-built space for exercising, the new development promotes healthy lifestyles while fostering social interaction and community engagement. It also creates opportunities for intergenerational participation and casual gatherings, strengthening neighbourhood connections and contributing to a vibrant, inclusive, and active public realm.

- **Rubber Surface Play Area:**

The proposed playground is conceived as an integrated, landscape-driven play environment that aligns with the District of West Vancouver's Official Community Plan. Inspired by natural landforms, the playground design utilizes gentle mounding and rolling terrain to create an immersive play experience that feels embedded within the site's natural topography rather than imposed upon it. This approach supports the OCP's emphasis on respecting natural landscape character and reinforcing West Vancouver's identity as a community closely connected to nature. The unstructured play elements provide suitable and inclusive opportunities for a wide range of ages and abilities. The use of durable, high-quality materials complements the surrounding landscape and contributes positively to the overall public realm, reinforcing the District's commitment to design excellence and thoughtfully designed outdoor spaces.

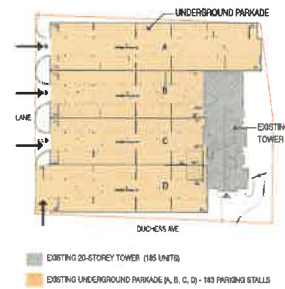


• Rooftop Amenity

The proposed rooftop amenity is designed as a high-quality communal space that aligns with the District of West Vancouver's Official Community Plan by enhancing livability, encouraging social interaction, and strengthening the connection between residents and the natural environment. Located at the top of the tower, the amenity takes full advantage of West Vancouver's coastal setting, offering expansive ocean views that reinforce the community's relationship with its natural surroundings. Integrated raised planting boxes introduce an urban farm component, allowing residents to grow vegetables and herbs while fostering stewardship and community engagement. The program includes an indoor dining room and kitchen seamlessly connected to an outdoor patio and barbecue area, creating a flexible, inclusive space suitable for year-round use. Carefully selected materials, finishes, and landscape elements complement the coastal context and minimize visual impact, reflecting the District's commitment to design excellence and thoughtfully designed outdoor spaces.



PHASING STRATEGIES EXISTING PARKADE

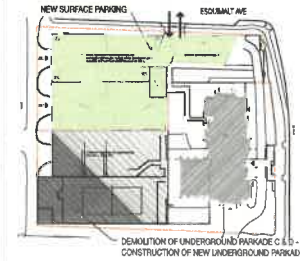


TOTAL OF 183 UNDERGROUND PARKING STALLS + 7 REGULAR SURFACE PARKING IN EXISTING CONDITION

The existing underground parkade provides a total of 183 parking stalls, with vehicular access from both the lane and Duchesne Avenue. Parking areas identified as Lots A, B, C and D are internally connected; however, access from Lots A, B and D to the main residential lobby is provided exclusively by stairs and is therefore not barrier-free accessible.

As a result, only the parking stalls located within Lot C are accessible and suitable for universal access. The proposed parking phasing strategy recognizes these existing conditions and limits accessible parking provision to Lot C, where barrier-free access to the main lobby can be achieved. No secure or short-term bicycle parking is currently provided within the existing underground parkade or elsewhere on the site.

PHASE 1 - INTERIM PARKING FOR LOT 1 - WHILE NEW PARKADE IS UNDER CONSTRUCTION



PROPOSED LOT 1 PARKING SPACES				
LOT	TYPE	SPACES	NO.	TOTAL
LOT 1 (P1)	NEW	59	0	59
LOT 1 (P2)	EXISTING	36	0	36
LOT 1 (P3)	EXISTING	7	0	7
LOT 1 (P4)	EXISTING	0	0	0
TOTAL		102	0	102

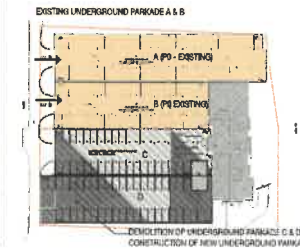
TYPE	NO.
EXISTING 20-STOREY TOWER (185 UNITS)	185
59 NEW SURFACE PARKING + 7 EXISTING REGULAR SURFACE PARKING	66
EXISTING UNDERGROUND PARKADE A AND B WITH 100 PARKING STALLS	100
TOTAL	351

TOTAL OF 186 PARKING STALLS PROVIDED AS INTERIM PARKING FOR LOT 1 IN PHASE 1

During Phase 1 of the interim parking period, a total of 59 new surface parking stalls will be provided, together with 7 existing regular surface parking stalls, all accessed from Esquimalt Avenue.

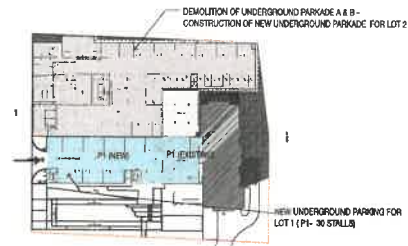
The existing underground parking areas A and B will be retained for the exclusive use of Lot 1 residents, with vehicular access maintained from the lane.

The existing underground parking areas C and D will be demolished to facilitate construction of the new underground parkade.



WALL AMPLESIDE - INFILL TOWER

PHASE 2 - LOT 1 PARKADE COMPLETE - LOT 2 PARKADE IS UNDER CONSTRUCTION



INTERIM PARKING FOR LOT 1 RESIDENTS - PHASE 2: COMPLETION OF NEW PARKADE IN LOT 1 & USE OF P1 & P2 - CONNECTING TO EXISTING PARKADE

PROVIDED - LOT 1 INTERIM PARKING

LEVEL	EXISTING	PHASE 2	NET	TOTAL
LEVEL P1 NEW	26	4	0	30
LEVEL P1 EXIST	2	0	2	2
LEVEL P2 NEW	80	2	0	82
LEVEL P2 EXIST	42	1	0	43
LEVEL P3 NEW	80	2	0	82
TOTAL	130	9	2	141

TOTAL PARKING SPACES PROVIDED AT PHASE 2

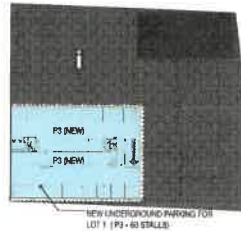
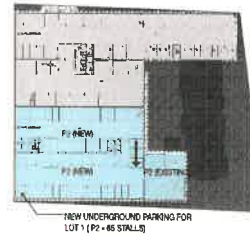
UNDERGROUND	137
STREET	5
TOTAL	142

- CONSTRUCTION OF NEW UNDERGROUND PARKADE FOR LOT 2
- NEW UNDERGROUND PARKING FOR RESIDENTS OF LOT 1 (P1 + P2 + P3)

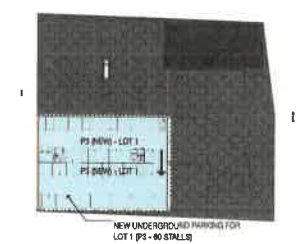
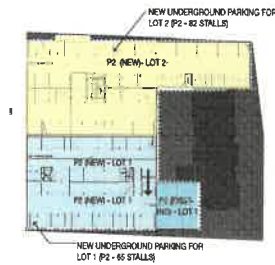
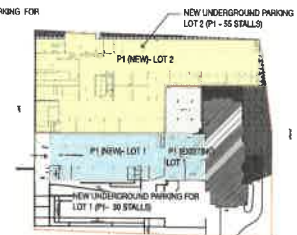
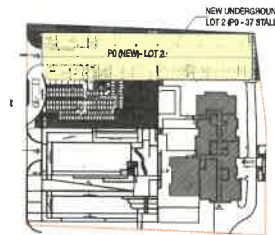
TOTAL OF 155 PARKING STALLS PROVIDED AS INTERIM PARKING FOR LOT 1 IN PHASE 2

During Phase 2 of the interim parking period, a total of 155 new underground parking stalls will be provided for Lot 1 residents. Of these, 12 stalls are located within the existing parkade and will be retained, upgraded, and physically connected to the new underground parkade by the end of this phase. Vehicular access will continue to be provided from the lane.

The existing underground parking areas A and B, together with the surface parking stalls, will be demolished to facilitate construction of the new underground parkade and residential tower on Lot 2, intended to serve Lot 2 residents.



PROJECT COMPLETION - PROVIDED PARKING FOR LOT 1 AND LOT 2 AT COMPLETION



AT PHASE 2 COMPLETION OF NEW TOWER - NEW UNDERGROUND PARKING AND LOT 1 (LOT 1)

LEVEL	EXISTING	PHASE 2	NET	TOTAL
LEVEL P1 NEW	26	4	0	30
LEVEL P1 EXIST	2	0	2	2
LEVEL P2 NEW	80	2	0	82
LEVEL P2 EXIST	42	1	0	43
LEVEL P3 NEW	80	2	0	82
TOTAL	130	9	2	141

TOTAL PARKING SPACES PROVIDED AT PHASE 2

UNDERGROUND	137
STREET	5
TOTAL	142

TOTAL OF 185 PERMANENT PARKING STALLS PROVIDED FOR LOT 1 AND TOTAL OF 174 PERMANENT PARKING STALLS PROVIDED FOR LOT 2 AT COMPLETION, PLUS 2 DELIVERY / 2 CAR SHARE / 3 VISITOR STALLS FOR THE USE OF BOTH LOTS.

Upon project completion, two new underground parkades will be provided to serve Lot 1 and Lot 2 residents, with vehicular access to both parkades maintained from the lane.

For Lot 1 residents, a total of 155 parking stalls will be provided. For Lot 2 residents, a total of 174 parking stalls will be provided. For Lot 1 & 2 residents, 7 functional surface parking stalls will be provided.

At project completion, both long-term and short-term bicycle parking will be provided for Lot 2 residents, in accordance with applicable District requirements.

CONCLUSION

The proposed 19-story residential tower provides a thoughtful balance of housing, urban design, and community benefit. By aligning with the District of West Vancouver's OCP guidelines, the project:

- Expands the housing supply in a well-connected location
- Protects and enhances public realm experiences
- Integrates a slender, high-quality tower form with meaningful pedestrian and landscape amenities
- Prioritizes sustainability and accessibility through its open space and circulation strategies

This project reflects a context-sensitive, community-oriented vision for infill development in Ambleside, reinforcing the neighbourhood's identity while advancing West Vancouver's long-term growth and livability objectives.



DESIGN VARIANCES

DESIGN VARIANCES

The following variances are requested to enable the project to proceed in a manner that is functional, economically viable, and consistent with established planning and urban design principles.

01 - STRATIFIED UNITS

We are requesting permission for the proposed residential units to be developed as strata-titled units. This request supports housing choice and long-term ownership opportunities within an established multi-family area and is consistent with the District's broader objectives for housing diversity. Allowing strata title improves the long-term financial viability of the project and enables a broader range of households to access homeownership in West Vancouver. The proposal remains compatible with the surrounding built form and land use context, which includes existing high-rise residential development, and represents an appropriate tenure option for this infill site.

02 - FSR INCREASE

Request an increase in the permitted Floor Space Ratio (FSR) from 2.5 to 3.2. Refer to site information table on DPa.1.01 AND FLOOR SPACE AREA SUMMARY TABLE ON DPa.1.02 FOR REFERENCE. The proposed density is modest in scale and appropriate given the site's context, which already includes an existing 20-storey residential tower. This request aligns with OCP policies that encourage efficient use of land in appropriate locations, particularly for infill sites within established multi-family areas. The additional density supports compact development, reduces pressure on lower-density neighbourhoods, and enables high-quality building design without significantly increasing perceived massing or impacts on adjacent properties.

03 - BUILDING HEIGHT

(A) BUILDING HEIGHT - Request to increase building height from the permitted 54.9 m to a proposed 58.64 m (19 storeys), while remaining within the maximum permitted 20 storeys under the RM2 - Multiple Dwelling Zone 2. Refer to Drawing B on DPa.1.01.

(B) HEIGHT GRADE LINE - Request relaxation of Sections 302.11(1)(b) and 120.20 of the District Zoning Bylaw to permit apartment building height grade line encroachment above the 54-degree line in the due south direction. Refer to Drawing B on DPa.1.01. The proposal fully complies with the maximum number of storeys permitted under the RM2 Multiple Dwelling Zone 2, and does not introduce additional residential floors beyond what is allowed.

The additional height is required to accommodate contemporary floor-to-floor heights, modern building systems, and a dedicated resident amenity level located on the 19th floor. This floor is designed entirely as shared amenity space and includes ocean-view common areas, outdoor patios, BBQ facilities, and

integrated raised planting boxes forming an urban farming component. These spaces will allow residents to grow vegetables and engage in shared outdoor activities, contributing to resident wellness, food resilience, and community interaction. This amenity-focused height increase is consistent with OCP policies that promote high-quality residential design, enhanced livability, and sustainability features, including access to outdoor space, green infrastructure, and opportunities for urban agriculture. The resulting building form remains slender and well-proportioned, minimizes visual bulk, and is compatible with the existing 20-storey tower on the site.



DESIGN VARIANCES

04 - SETBACKS

The proposed site subdivision to accommodate the infill lower results in a parcel (Lot 2) with limited frontage, width, and depth, constraining the ability to achieve the required setbacks. Refer to Drawing A on DPa.1.01.

FRONT YARD (FROM ESQUIMALT AVE):

Request a front yard setback encroachment from the required 7.6 m to a proposed 6.50 m. Refer to Drawing A on DPa.1.01.

SIDE YARD (FROM LANE):

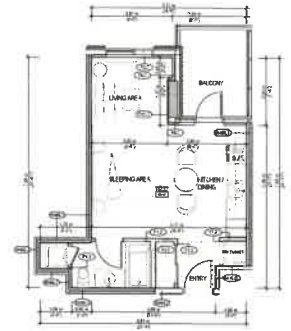
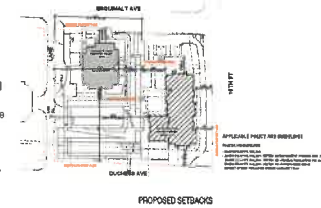
A) Request a side yard setback reduction from the required 31.5 m (4.5 m plus 1.5 m for each storey in excess of three (18 storeys)) to a proposed 17.0 m. Refer to Drawing A on DPa.1.01.
B) Request relaxation of Section 302.09(2)(b) to reduce the required combined side yard from 44.0 m (twice the building width of 22.0 m) to a proposed 30.0 m (17.0 m + 13.5 m).

SIDE YARD (SUBDIVISION):

A) Request a side yard setback reduction from the required 31.5 m (4.5 m plus 1.5 m for each storey in excess of three (18 storeys)) to a proposed 13.50 m. Refer to Drawing A on DPa.1.01.
B) Request relaxation of Section 302.09(2)(b) to reduce the required combined side yard from 44.0 m (twice the building width of 22.0 m) to a proposed 30.5 m (17.0 m + 13.5 m).

REAR YARD (SUBDIVISION):

Request a REAR yard setback REDUCTION from the required 5.1 m to proposed 4.90 m TO THE NEW SUBDIVISION LINE. Refer to Drawing A on DPa.1.01. The requested variances are directly related to the infill nature of the site and support OCP objectives that encourage sensitive infill development and efficient use of existing urban land. Despite these variances, the proposal maintains appropriate building separation, fire access, pedestrian safety, and landscaping where feasible, and minimizes impacts to neighbouring properties through careful building placement and design.



UNIT TYPE 00-1 LAYOUT PLAN

05 - MINIMUM UNIT SIZE

Request to permit Minimum studio unit area reduction from 37.5 m² to 34.37 m² for UNIT TYPE 0B1 AND 0B2 (STUDIO UNITS) REFER TO DRAWING DPa.2.51. This request aligns with OCP and Housing Strategy policies that support housing diversity, affordability, and a range of unit sizes to meet changing household needs. The proposed studios are efficiently designed, fully self-contained, and provide functional, high-quality living spaces suitable for singles, seniors, and workforce residents seeking smaller, more attainable housing options.

MASTER PLAN

WALL ADJACENT TO INTRILL TOWER

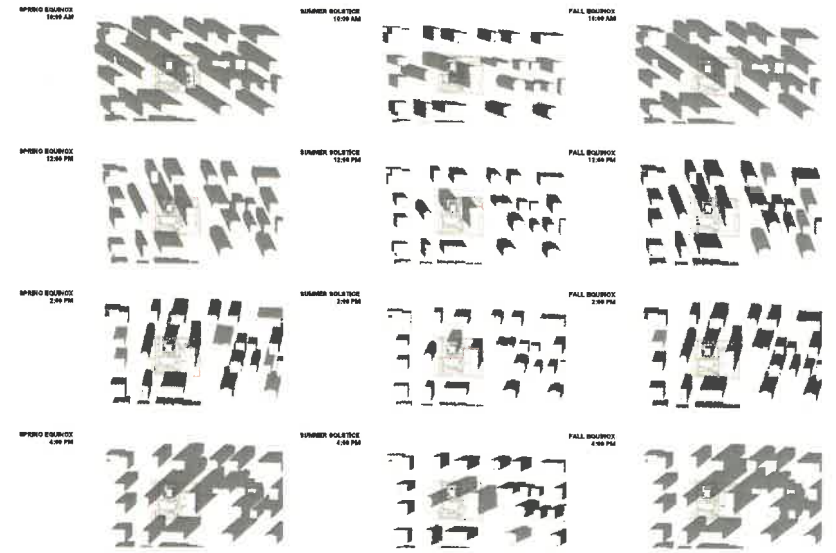
MASTER PLAN



50 MASTER PLAN

SHADOW ANALYSIS

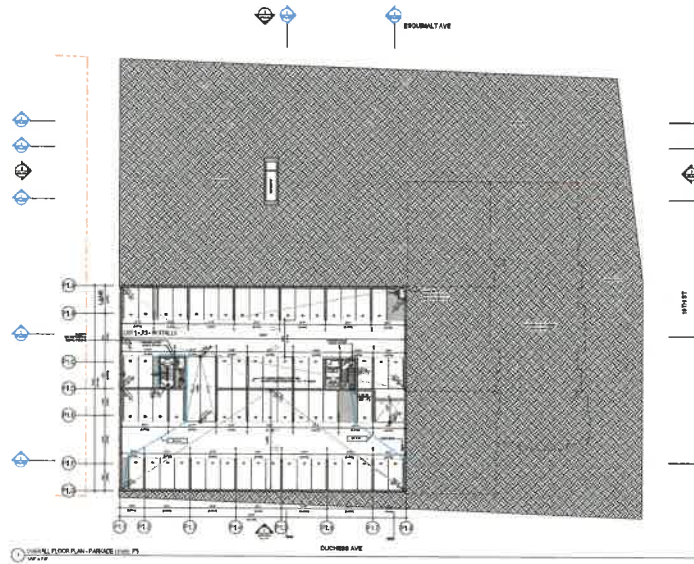
REZONING+ DEVELOPMENT PERMIT APPLICATION



SHADOW ANALYSIS 51

ARCHITECTURAL DRAWINGS

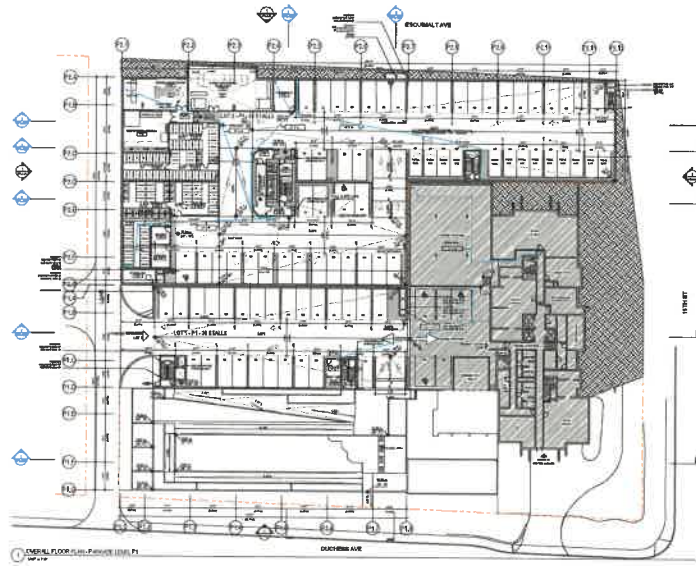
WALL ANGLESIDE - INRILL TOWER
OVERALL FLOOR PLAN
- PARKADE LEVEL P3



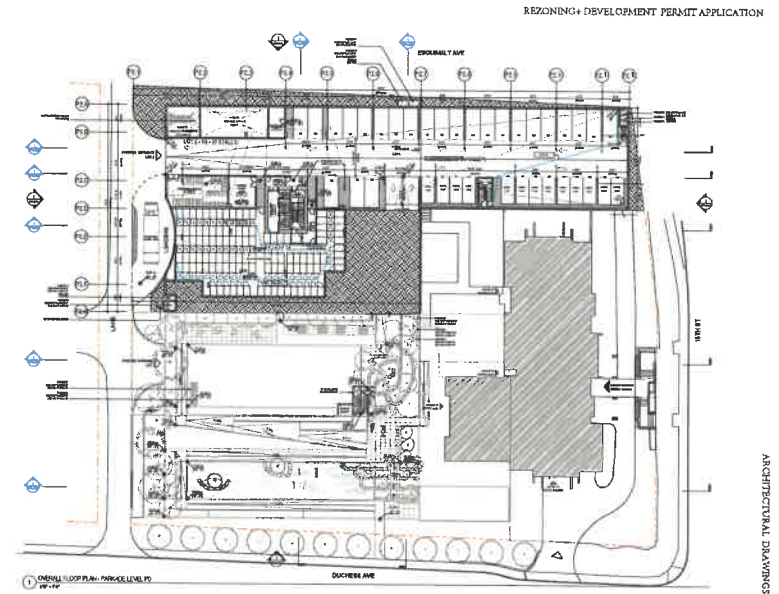
OVERALL FLOOR PLAN
- PARKADE LEVEL P2



WALL AMPLESIDE - INFILL TOWER
OVERALL FLOOR PLAN
- PARKADE LEVEL P1

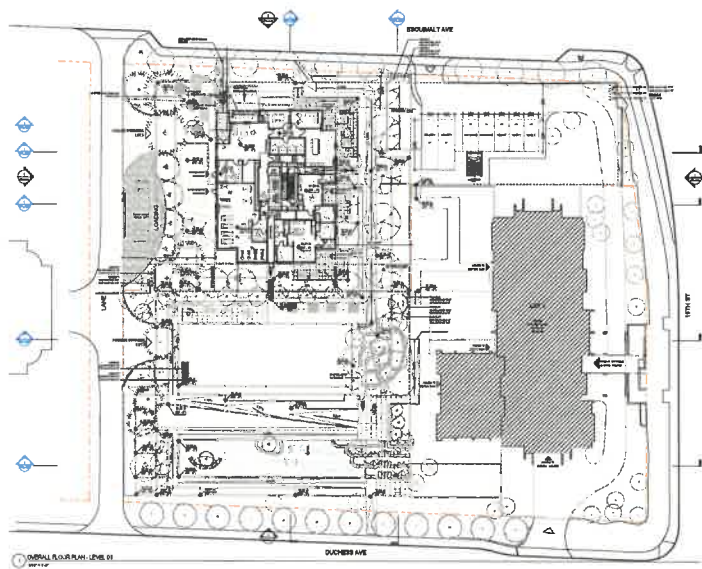


OVERALL FLOOR PLAN
- LEVEL P0

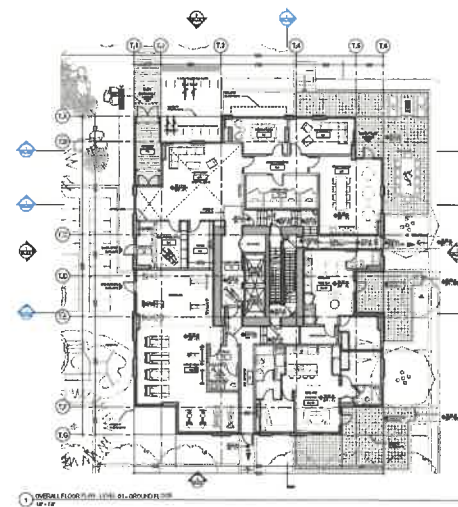


WALL AMBLESIDE - INFILL TOWER

OVERALL FLOOR PLAN
- LEVEL 01- GROUND FLOOR

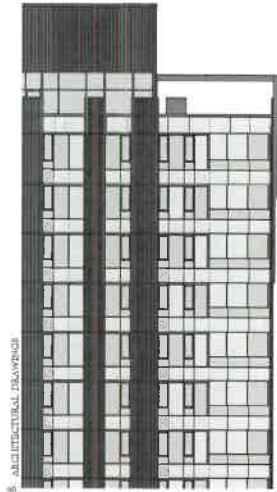


OVERALL FLOOR PLAN
- LEVEL 01- GROUND FLOOR

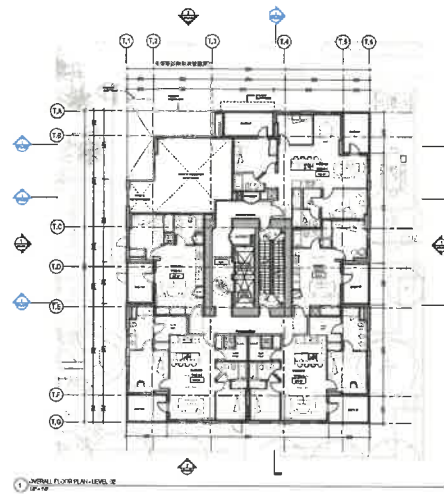


REZONING+DEVELOPMENT PERMIT APPLICATION

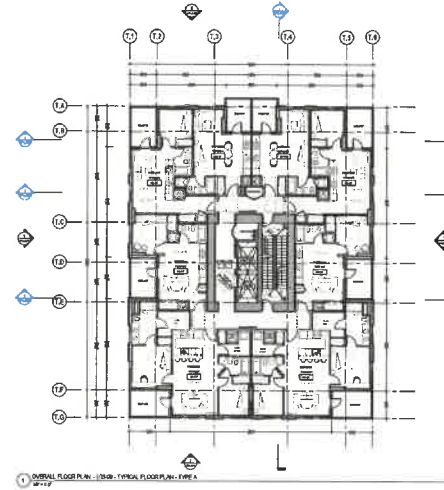
WALL ANGLE/SLIDE - INFILL TOWER



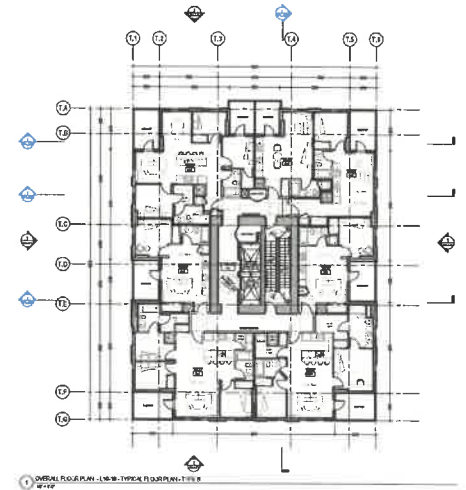
OVERALL FLOOR PLAN
- LEVEL 02



OVERALL FLOOR PLAN
- LEVEL 03-09 - TYPICAL FLOOR PLAN - TYPE A



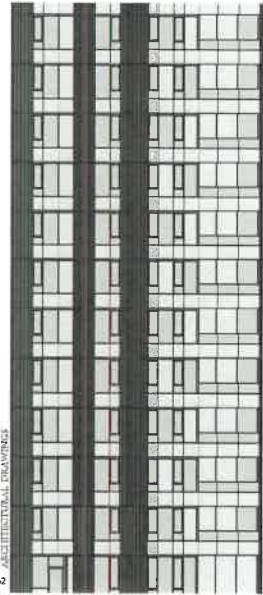
OVERALL FLOOR PLAN
- LEVEL 10-18 - TYPICAL FLOOR PLAN - TYPE B



REZONING+ DEVELOPMENT PERMIT APPLICATION

ARCHITECTURAL DRAWINGS

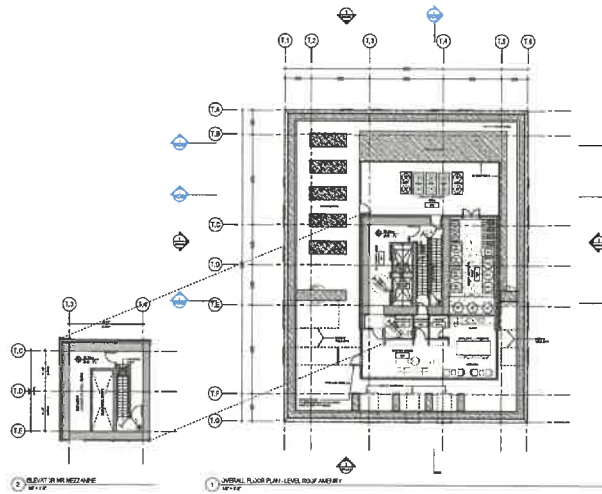
WALL AMBLESIDE - INFILL TOWER



ARCHITECTURAL DRAWINGS

62

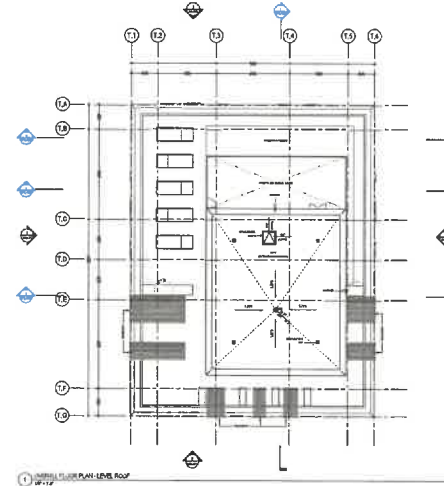
**OVERALL FLOOR PLAN
- LEVEL ROOF AMENITY**



2 ELEVATION MEZANINE
10'-0" x 10'-0"

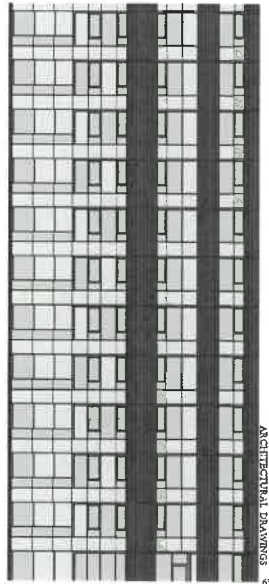
1 OVERALL FLOOR PLAN - LEVEL ROOF AMENITY
10'-0" x 10'-0"

**OVERALL FLOOR PLAN
- LEVEL ROOF**



1 OVERALL FLOOR PLAN - LEVEL ROOF
10'-0" x 10'-0"

REZONING+DEVELOPMENT PERMIT APPLICATION



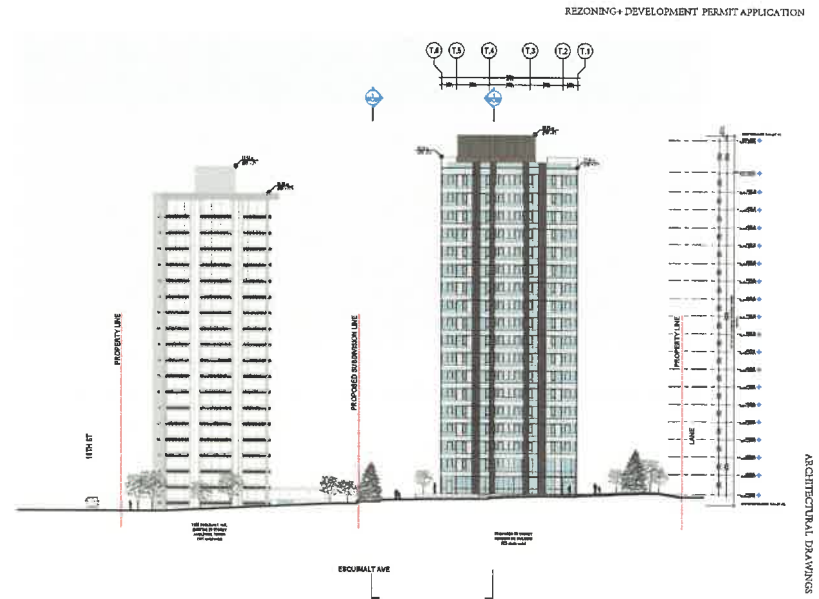
ARCHITECTURAL DRAWINGS

63

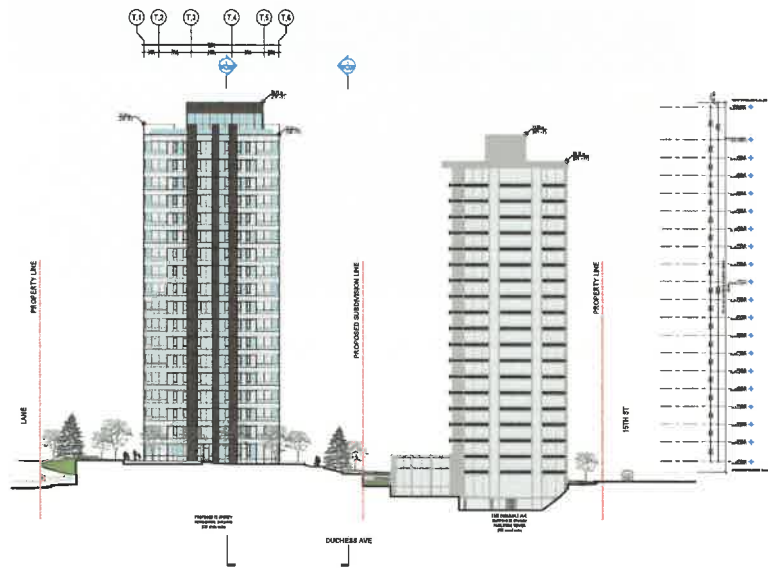
WALL AMBLESIDE - INFILL TOWER
**BUILDING ELEVATION
 EAST ELEVATION**



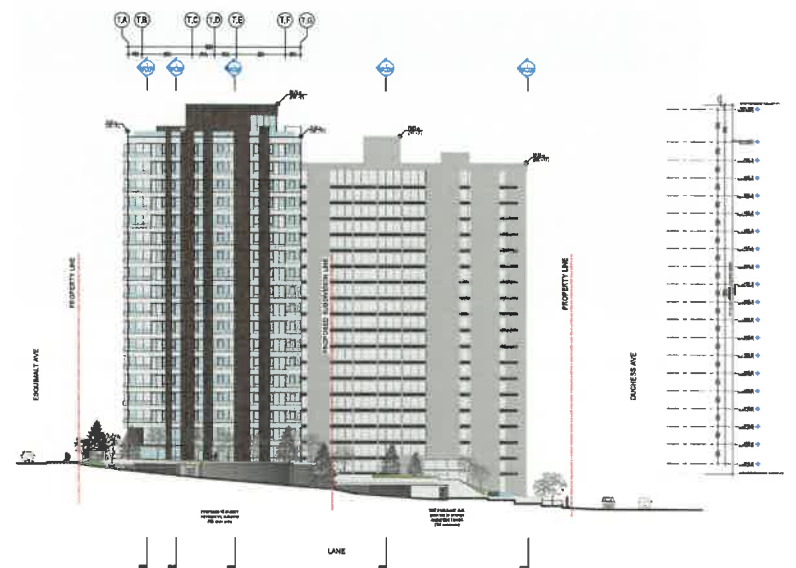
**BUILDING ELEVATION
 NORTH ELEVATION**



WALL AMBLESIDE - INFILL TOWER
BUILDING ELEVATION
SOUTH ELEVATION



BUILDING ELEVATION
WEST ELEVATION



ENLARGED ELEVATION
SOUTH / WEST

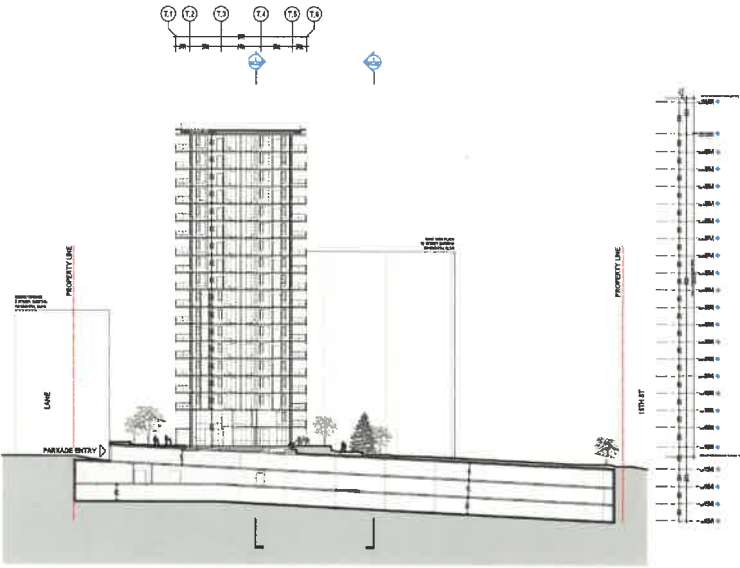


ENLARGED ELEVATION
NORTH / EAST

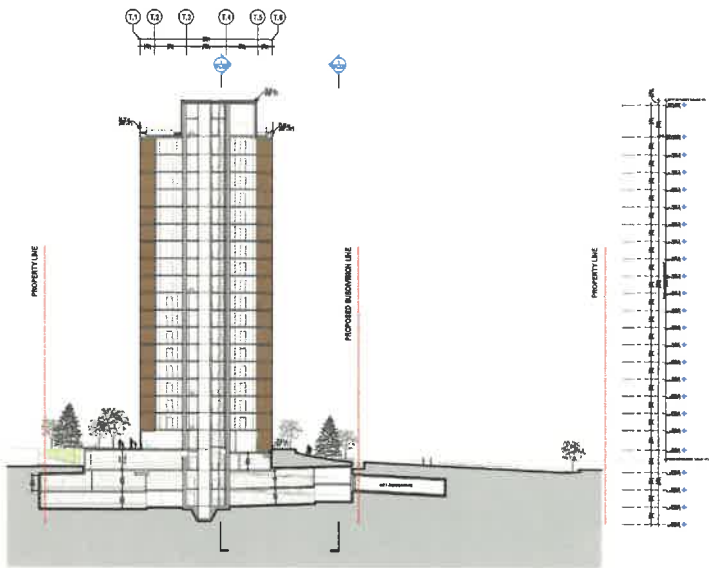


WALLAMBESIDE - INFILL TOWER

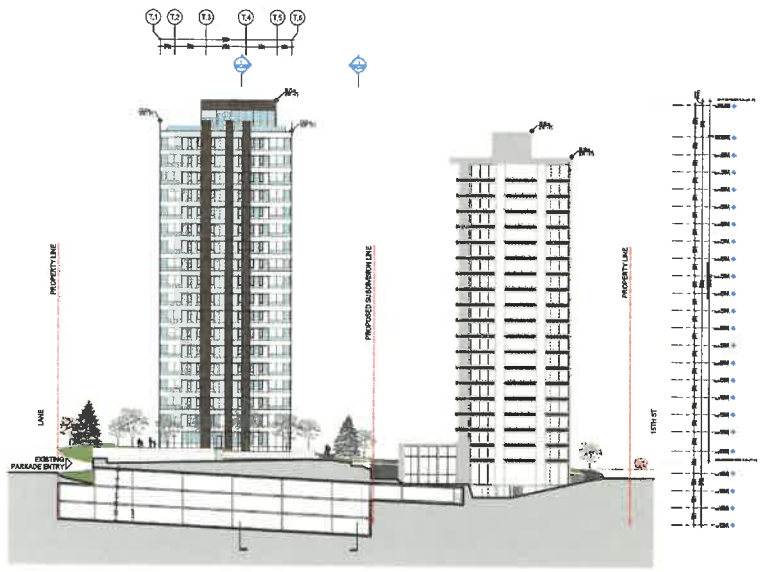
OVERALL SECTION
EAST - WEST A



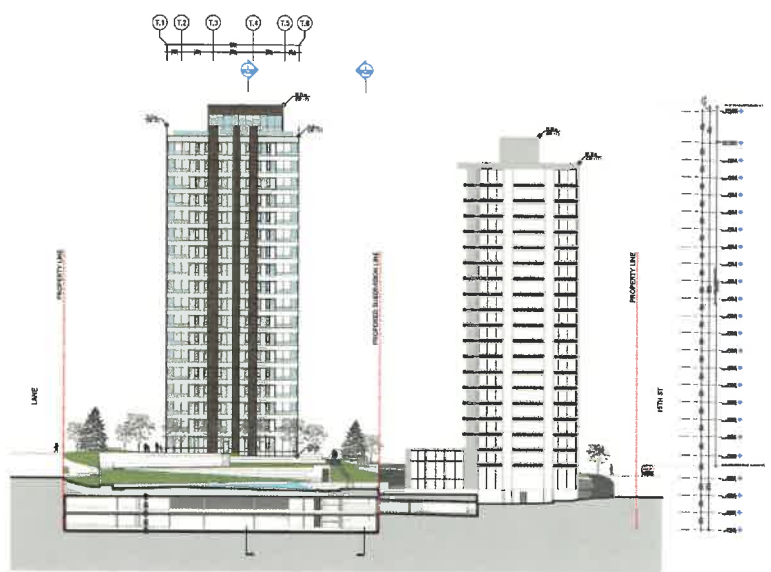
OVERALL SECTION
EAST - WEST B



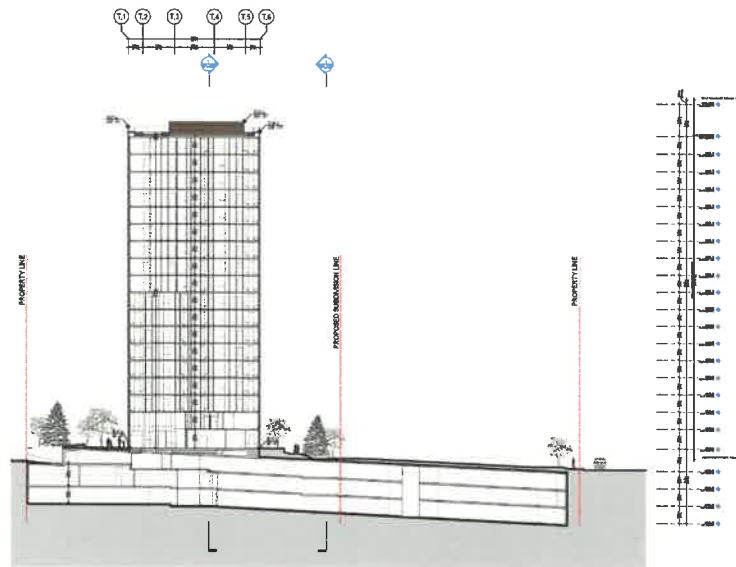
WALL AND RESIDE - INELL TOWER
**OVERALL SECTION
 EAST - WEST C**



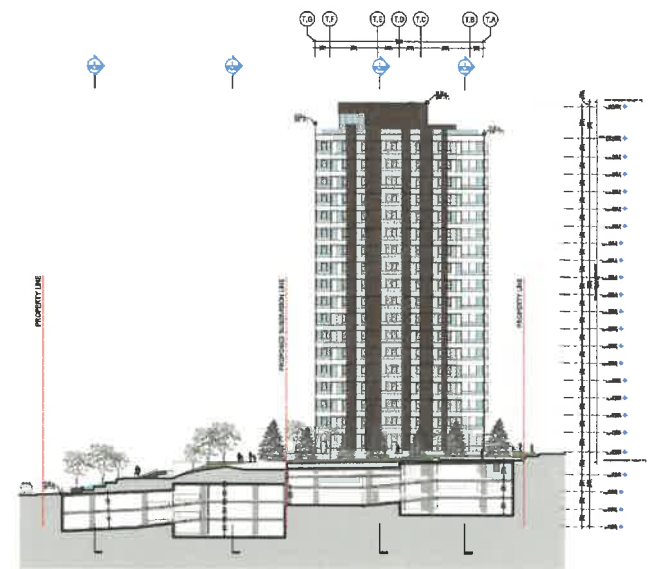
**OVERALL SECTION
 EAST - WEST D**



WALL AMBLESIDE - INFILL TOWER
OVERALL SECTION
EAST - WEST E

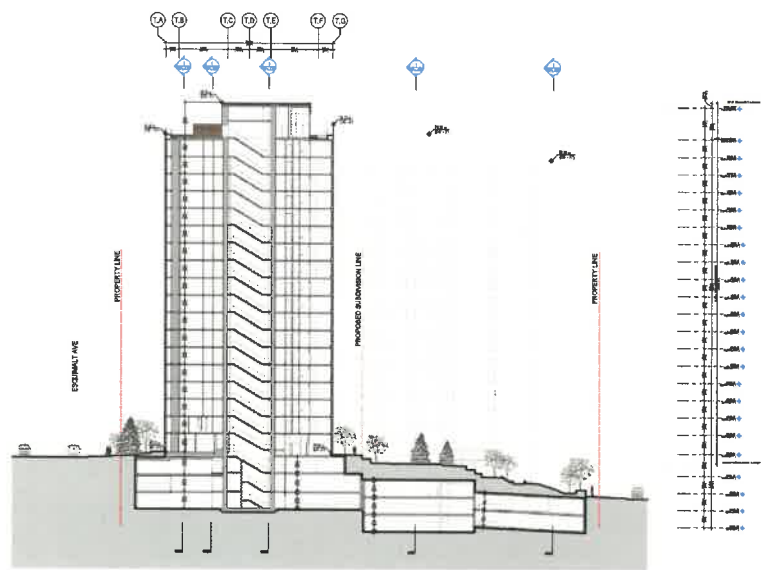


OVERALL SECTION
NORTH - SOUTH A

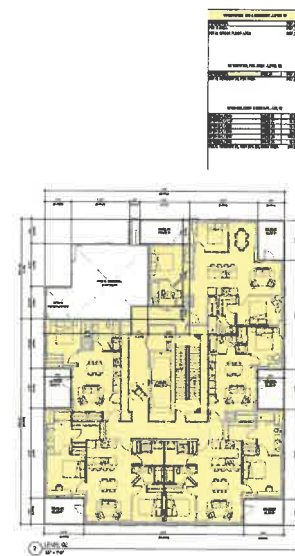


REZONING - DEVELOPMENT PERMIT APPLICATION

WALL AMBLESIDE - INFILL TOWER
OVERALL SECTION
NORTH - SOUTH B



FAR PLAN
LEVELS 01 & 02

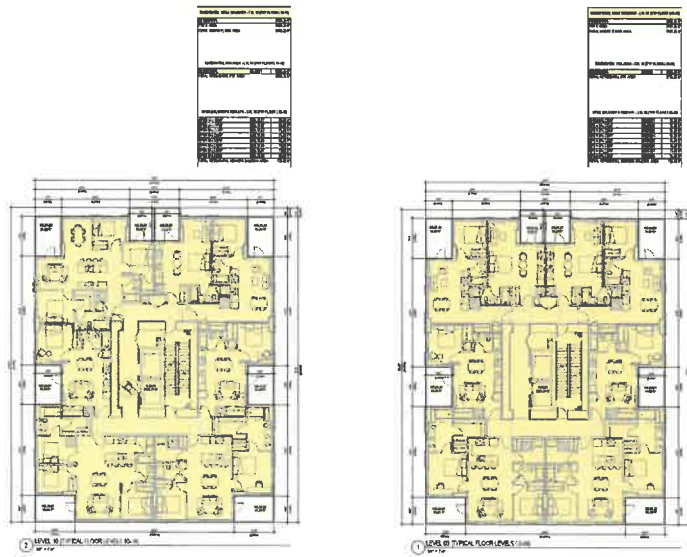


REZONING + DEVELOPMENT PERMIT APPLICATION



WALL AMBLESIDE - INTRILL TOWER

FAR PLAN
TYPICAL FLOORS



FAR PLAN
LEVEL ROOF AMENITY & STATISTICS

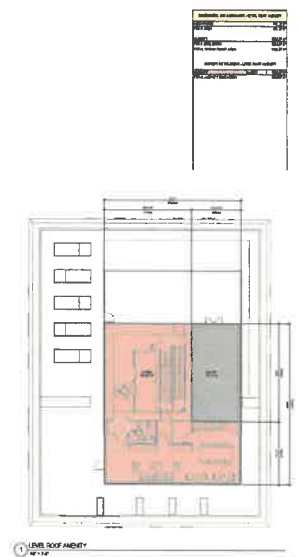
FSR CALCULATIONS

Category	Area (sq ft)	Weighted Area (sq ft)	Weighted Ratio
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FSR SUMMARY

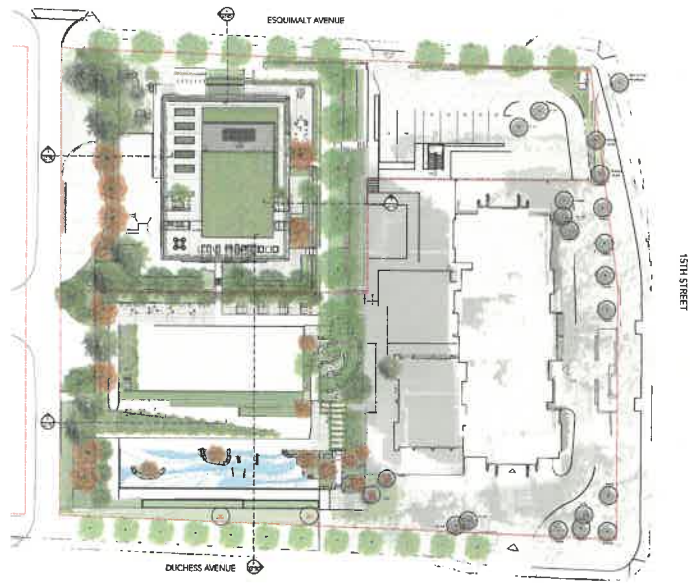
Category	Area (sq ft)	Weighted Area (sq ft)	Weighted Ratio
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REZONING+ DEVELOPMENT PERMIT APPLICATION



LANDSCAPE DRAWINGS

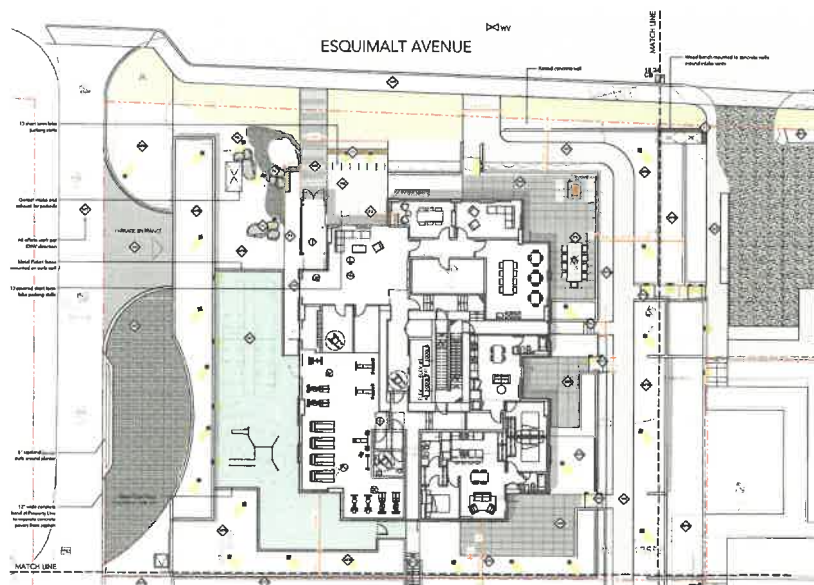
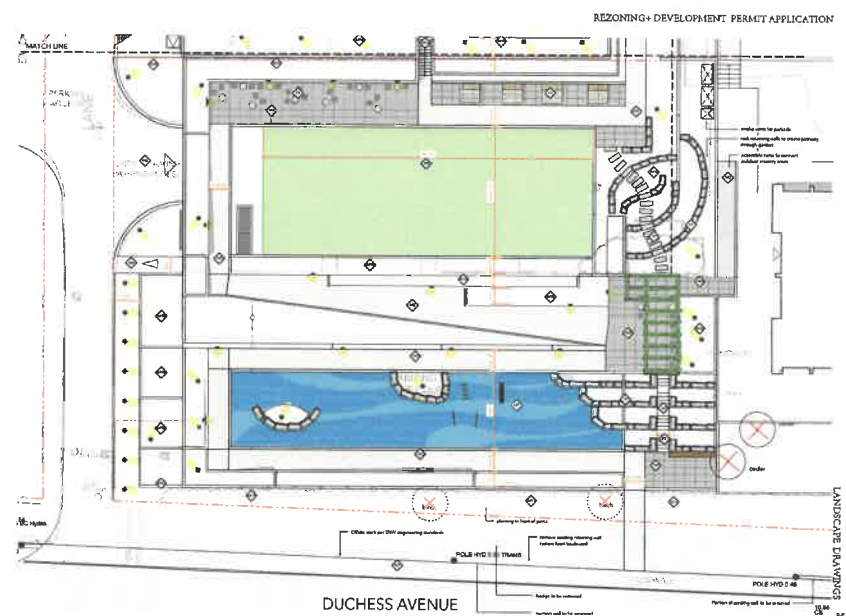
WALL AMBLESIDE - INRILL TOWER
LANDSCAPE
OVERALL PLAN

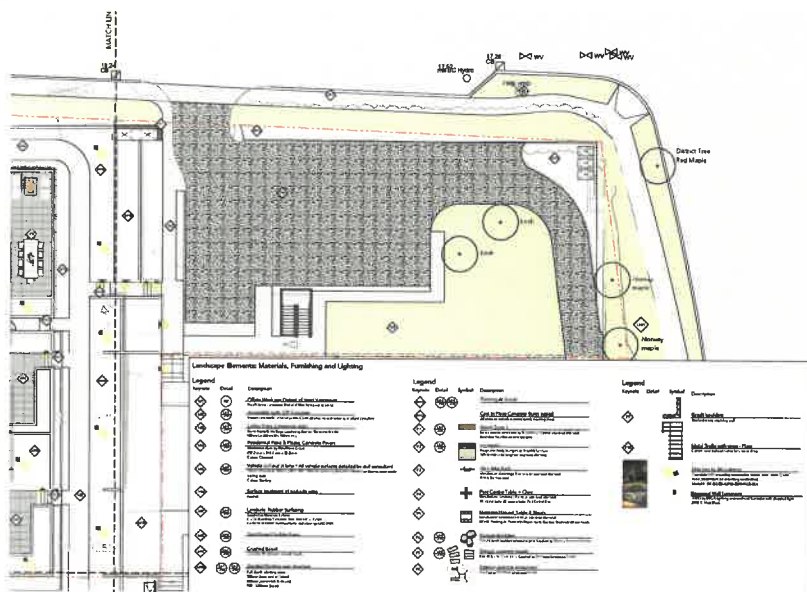


PROGRAMMING
IMAGES

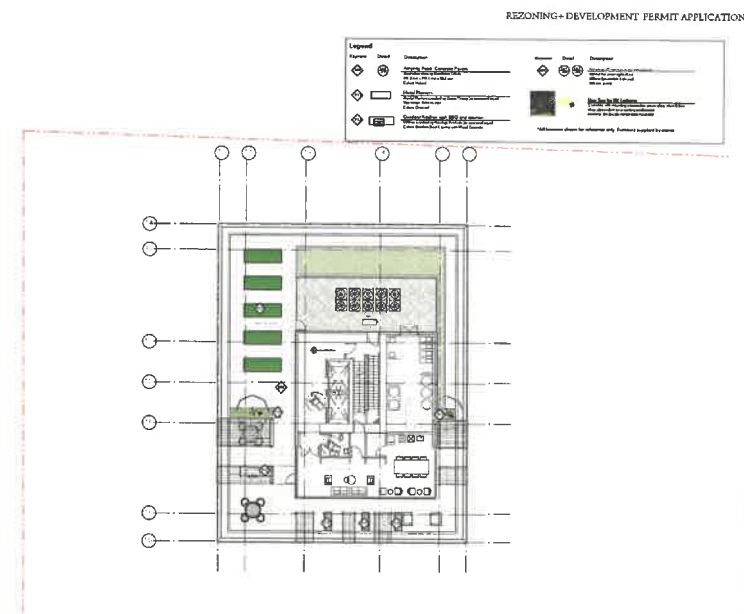


LANDSCAPE
MATERIALS PLAN
- NORTH

LANDSCAPE
MATERIALS PLAN
- SOUTH

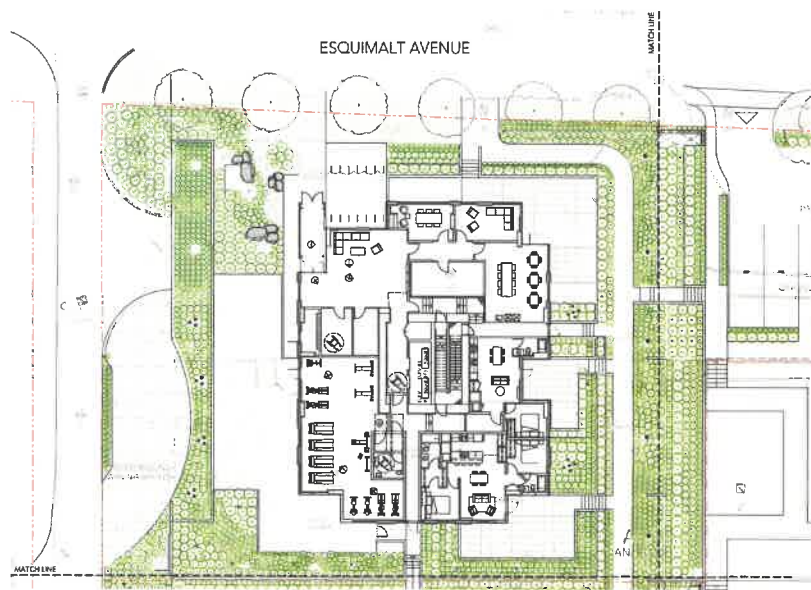


LANDSCAPE
MATERIAL PLAN
-ROOF



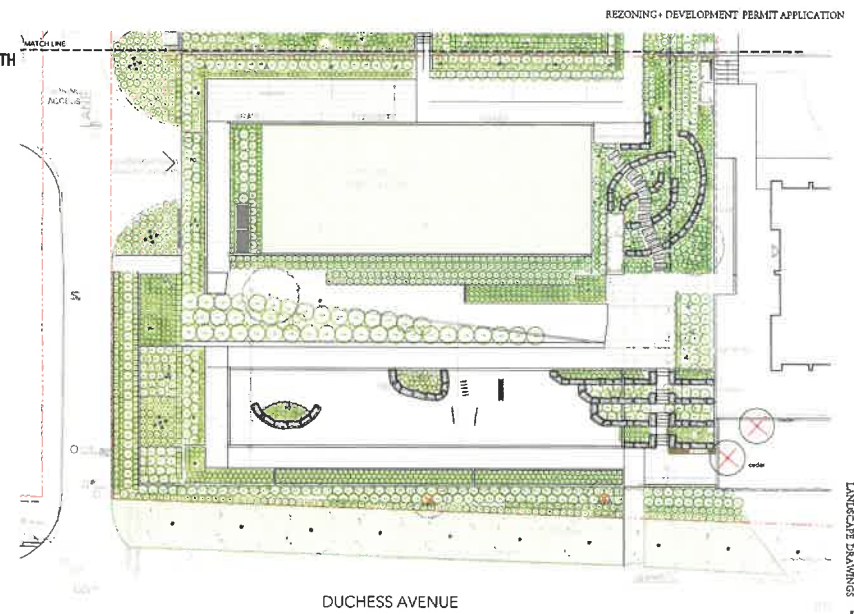
WALL AMBLESIDE - INRILL TOWER

LANDSCAPE
PLANTING - NORTH



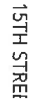
LANDSCAPE DRAWINGS

LANDSCAPE
PLANTING - SOUTH

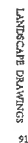


REZONING + DEVELOPMENT PERMIT APPLICATION

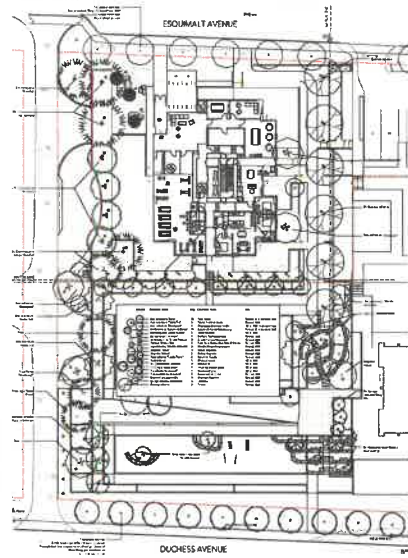
LANDSCAPE DRAWINGS



REZONING + DEVELOPMENT PERMIT APPLICATION



LANDSCAPE
TREE PLAN



Acer Palmatum 'Bloodgood'



Chamaecyparis Obtusa 'Oreobur'



Stewartia Pseudomahoe

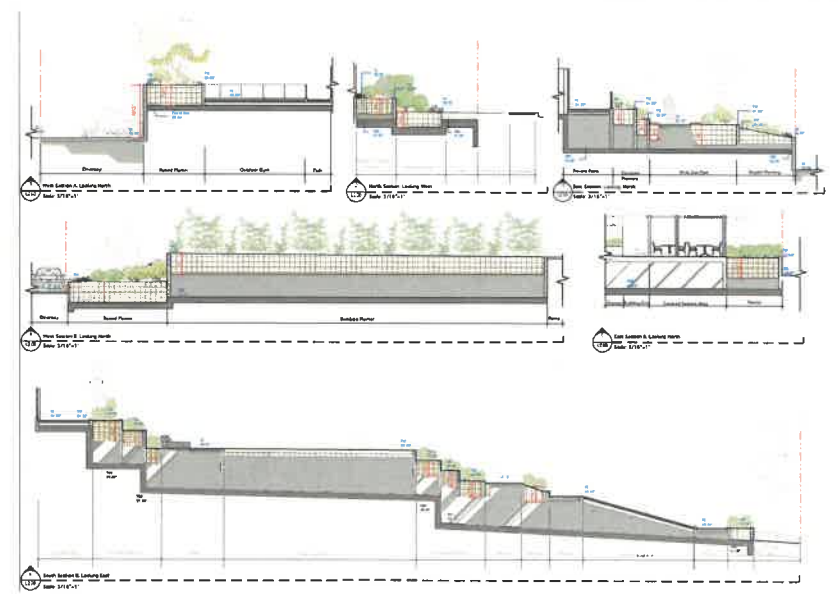


Quercus Palustris



Red Leaved Tree

LANDSCAPE
SECTIONS





AN AMBLESIDE
LIVING ROOM





CAPTIVATING THE
BURRARD INLET





**RECONSTRUCTING A SLIVER
OF WEST COAST FOREST**

WALL AMBLESIDE
INFILL TOWER



SCHEDULE B to DP 26-012



Wall
FINANCIAL CORPORATION

WALL AMBLESIDE - INFILL TOWER COMBINED REZONING / DEVELOPMENT PERMIT APPLICATION

1652 ESQUIMALT AVENUE, WEST VANCOUVER, BRITISH COLUMBIA

 135 HAYWARD STREET COQUITLAM, BRITISH COLUMBIA, V3J 4J6 JdG@JdGArchitecture.com	
WALL FINANCIAL CORPORATION 1010 BURNARD STREET VANCOUVER BRITISH COLUMBIA V6Z 2G9	
Wall FINANCIAL CORPORATION	
COMBINED RZ / DP APPLICATION APRIL 24TH, 2020	
ISSUED ISSUED FOR COMBINED RZDP 2020-03-09 REDESIGNED FOR COMBINED RZDP 2020-04-24	
NORTH ARROW / KEYPLAN	
PROJECT WALL AMBLESIDE - INFILL TOWER 1652 ESQUIMALT AVE, WEST VANCOUVER, BRITISH COLUMBIA	
REVISIONS	
TITLE COVER SHEET	
SHEET NUMBER PROJECT # 2301 DRAWN TEAM CHECKED JG	
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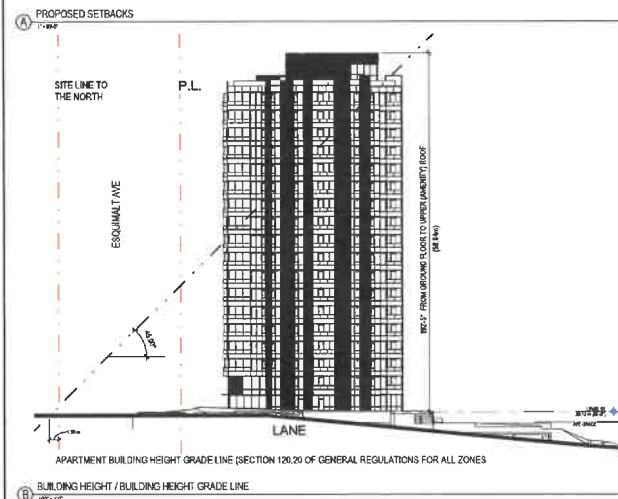
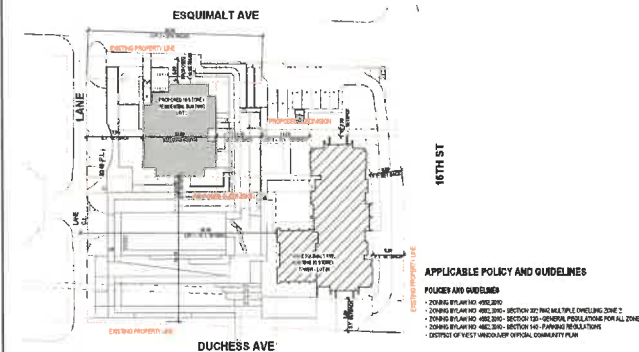
INTERIM PARKING FOR LOT 1 (EXISTENCE - PHASE 1 - EXISTING PARKING) + ADDITIONAL REQUIRED FOR PARKING, REFER TO DCL FOR L1/L4					INTERIM PARKING FOR LOT 1 (EXISTENCE - PHASE 1) COMPLETION OF NEW PARKING L1 IN LEVEL OF P+1 + CONNECTING TO EXISTING PARKING				
PROVIDED - LOT 1 (EXISTENCE)					PROVIDED - LOT 1 (EXISTENCE)				
RESIDENTIAL PARKING SPACES PROVIDED AT PHASE 1 (EXISTENCE)					RESIDENTIAL PARKING SPACES PROVIDED AT PHASE 1 (EXISTENCE)				
LEVEL	THRUWAY	SAMPLE	ACC	TOTAL	LEVEL	THRUWAY	SAMPLE	ACC	TOTAL
P+1 (P+1 EXIST.)	10	0	0	10	P+1 (P+1 EXIST.)	20	0	0	20
P+2 (P+2 EXIST.)	8	0	0	8	P+2 (P+2 EXIST.)	8	0	0	8
P+3 (P+3 EXIST.)	7	0	0	7	P+3 (P+3 EXIST.)	9	2	0	11
TOTAL	25	0	0	25	P+4 (P+4 EXIST.)	5	1	0	6
					P+5 (P+5 EXIST.)	1	0	0	1
					TOTAL	44	3	0	47
TOTAL PARKING SPACES PROVIDED AT PHASE 1					TOTAL PARKING SPACES PROVIDED AT PHASE 1				
THRUWAY					THRUWAY				
SAMPLE					SAMPLE				
ACC					ACC				
TOTAL					TOTAL				

PROJECT: L017						PROJECT: L018					
REVENUE FUNDING PAIRING PAIRS ACCEPTABLE FUNDING PAIR(S)						REVENUE FUNDING PAIR(S) ACCEPTABLE FUNDING PAIR(S)					
LEVEL	STANDARD	PAIR	AGE	AGE	TOTAL	LEVEL	STANDARD	PAIR	AGE	AGE	TOTAL
L017	P1	24	1	1	26	L018	P1	27	1	1	29
L017	P2	46	1	2	48	L018	P2	28	2	0	30
L017	P3	69	1	1	71	L018	P3	60	1	0	61
TOTAL		139		4	143	TOTAL		149	4	1	154

ELECTRIC VEHICLE SPACE ALLOCATIONS BY REVENUE FUNDING PAIRING						ELECTRIC VEHICLE SPACE ALLOCATIONS BY REVENUE FUNDING PAIRING					
LEVEL	AGE	ALL NEW REVENUE FUNDING PAIR(S) SPACE PAIRS WILL INCUR AN INCREASED TOTAL VEHICLE SPACE REQUIREMENT DURING CONSTRUCTION	LEVEL	AGE	ALL NEW REVENUE FUNDING PAIR(S) SPACE PAIRS WILL INCUR AN INCREASED TOTAL VEHICLE SPACE REQUIREMENT DURING CONSTRUCTION						
TOTAL VEHICLE SPACE PROVIDED AT L017						TOTAL VEHICLE SPACE PROVIDED AT L018					
REQUIRE	13		REQUIRE	13							
MINIMUM GAP	41		MINIMUM GAP	41							
EXISTING PARKING SPACE PROVIDING AT L017	233		EXISTING PARKING SPACE PROVIDING AT L018	233							

REQUIREMENTS					
BICYCLE SPACES	BICYCLE REFERENCE AS PER B-1444 PART 143.02	UNIT CONTACT	BIKE LOCKER	BIKE ALLOWED VERTICAL LOCKER	MINIMUM REQUIRED
TOTAL SECURE BICYCLE PARKING					
BICYCLE SPACES	BICYCLE REFERENCE AS PER B-1444 PART 143.02	UNIT CONTACT	BIKE LOCKER	BIKE ALLOWED SHOULDER	MINIMUM REQUIRED
TOTAL SHARED BIKEWAY BIKE PARKING					

PROVIDED (L12)	
REGULAR BICYCLE PARKING SPACES	
HORIZONTAL BI-2 SPACES	
VERTICAL BI-2 SPACES	
	TOTAL
BIKE / TRIM BICYCLE PARKING SPACES	
SURFACE BIKE PARKING	
COVERED SURFACE BIKE PARKING	
	TOTAL

[illegible]

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1810 BURBANK STREET
VANCOUVER
BRITISH COLUMBIA
V6Z 2B9

Wall
FINANCIAL CORPORATION

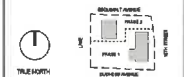
COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2026



ISSUED

ISSUED FOR COMBINED RZ/DP 2024-04-08
RE-ISSUED FOR COMBINED RZ/DP 2024-04-24

NORTH ARROW / KEYPLAN



PROJECT

WALL AMBLESIDE - INFILL TOWER
1562 ESSON AVENUE, WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE

SITE CONTEXT - CONTEXT
PHOTOS 01

SHEET NUMBER

PROJECT #	2201
DRAWN	TEAM
CHECKED	JG

DPa.1.03

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1 SITE CONTEXT - CONTEXT PHOTOS 01
12" = 1'-0"



Parking Entrance A



Parking Entrance B



Parking Entrance C



J&G ARCHITECTURE
840 BAYVIEW STREET
V6C 1A6
VANCOUVER, BRITISH COLUMBIA
J&G@J&GARCHITECTURE.COM

WALL FINANCIAL CORPORATION
1010 BURNARD STREET
VANCOUVER
BRITISH COLUMBIA
V6Z 2B9

Wall
FINANCIAL CORPORATION

COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2020

ISSUED
ISSUED FOR COMBINED RZ/DP 2020-03-06
RE-ISSUED FOR COMBINED RZ/DP 2020-04-24

NORTH ARROW / KEYPLAN

PROJECT

WALL AMBLESIDE - INFILL TOWER
1562 BISHOPMOUNT AVE. WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE

SITE CONTEXT - CONTEXT
PHOTOS 02

SHEET NUMBER

DPa.1.04

PROJECT # 2271
DRAWN BY TEAM
CHECKED BY JG

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1 SITE CONTEXT - CONTEXT PHOTOS 02
12" = 1'-0"



2 NORTH SIDE STREETScape (ESQUIMALT AVE)
1" = 40'-0"



1 EAST SIDE STREETScape (15TH STREET)
1" = 40'-0"

J&G ARCHITECTURE
838 HANCOCK STREET
COQUITLAM, BRITISH COLUMBIA V3J 4J9
J&G@JGArchitects.com

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1010 BURHARD STREET
VANCOUVER
BRITISH COLUMBIA
V6Z 3S9

Wall
FINANCIAL CORPORATION

COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2025

ISSUED
ISSUED FOR COMBINED RZ/DP 2025-03-26
RE-APPLIED FOR COMBINED RZ/DP 2025-04-24

NORTH ARROW / KEYPLAN

PROJECT
WALL AMBLESIDE - INFILL TOWER
1502 ESQUIMALT AVE, WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE
SITE CONTEXT - STREET
ELEVATIONS 01

SHEET NUMBER
PROJECT # 2271
DRAWN TEAM
CHECKED JG
DPa.1.05

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2 SOUTH SIDE STREETScape (DUCHESS AVE)
1" = 40'-0"



1 WEST SIDE STREETScape (16TH STREET)
1" = 40'-0"

JAG ARCHITECTURE
838 RAYMOND STREET
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WALL FINANCIAL CORPORATION
1010 BURNARD STREET
VANCOUVER
BRITISH COLUMBIA
V6Z 2G9

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FINANCIAL CORPORATION

COMBINED RZ / DP APPLICATION
APRIL 24TH, 2026

ISSUED
ISSUED FOR COMBINED RZ/DP 2026-02-05
RE-ISSUED FOR COMBINED RZ/DP 2026-04-24

NORTH ARROW / KEYPLAN

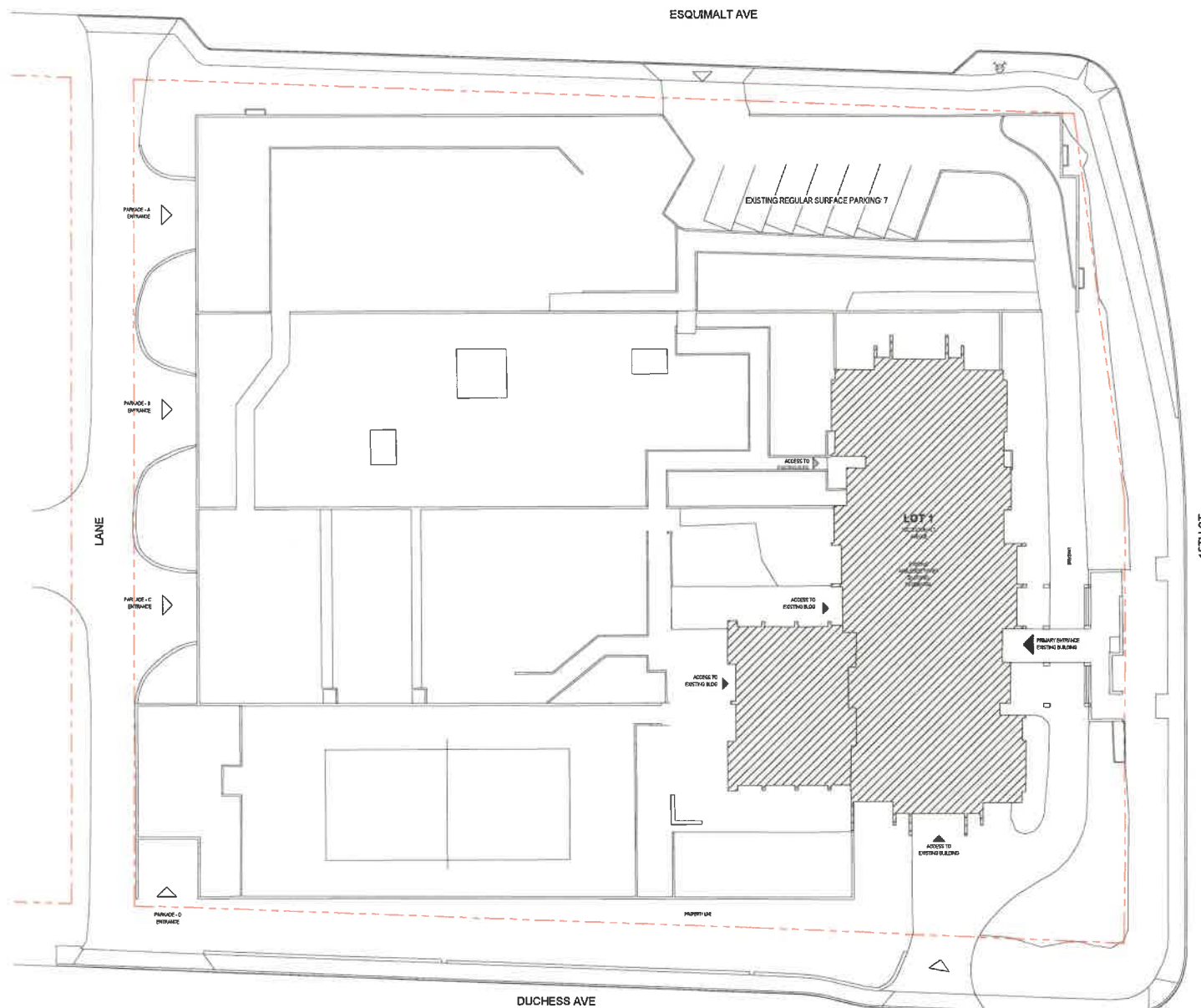
PROJECT
WALL AMBLESIDE - INFILL TOWER
1552 ESQUIMALT AVE, WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE
SITE CONTEXT - STREET ELEVATIONS 02

SHEET NUMBER
PROJECT # 2301
DRAWN TEAM
CHECKED JG
DPa.1.06

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1 OVERALL MASTER PLAN - EXISTING
1/16" = 1'-0"

SITE PLAN LEGEND

- EXISTING BUILDINGS
- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- PHASING LINE
- SETBACK LINE
- STATUTORY RIGHT-OF-WAY
- BUILDING OVERHEAD
- FIRE DEPARTMENT ACCESS ROUTE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- DEMONSTRATED FIRE TRUCK ACCESS ROUTE
- PRIMARY ENTRANCE
- SECONDARY ENTRANCE
- VEHICULAR ENTRANCE
- EXIT



WALL FINANCIAL CORPORATION
1010 BURNARD STREET
VANCOUVER
BRITISH COLUMBIA
V6Z 2R5

Wall
FINANCIAL CORPORATION

COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2026

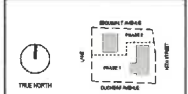


ISSUED

ISSUED FOR COMBINED RZ/DP
RECEIVED FOR COMBINED RZ/DP

2025-03-29
2025-04-01

NORTH ARROW / KEYPLAN



PROJECT

WALL AMBLESIDE - INFILL TOWER
1550 ESQUIMALT AVE, WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE

OVERALL MASTER PLAN -
EXISTING

SHEET NUMBER

PROJECT # 2201
DRAWN TEAM
CHECKED JG

DPa.1.10

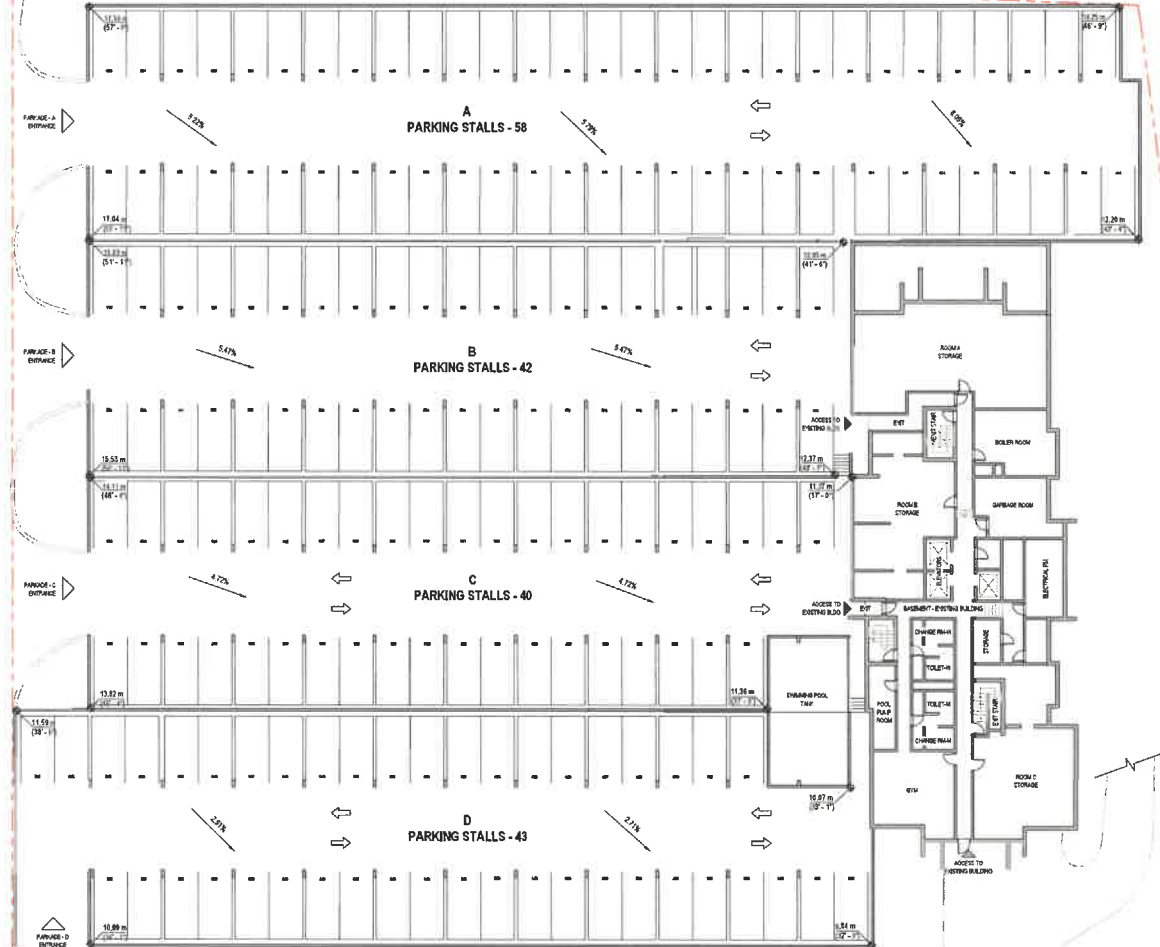
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ESQUIMALT AVE

LANE

15TH ST

DUCHESS AVE



SITE PLAN LEGEND

- EXISTING BUILDINGS
- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- PHASING LINE
- SETBACK LINE
- STATUTORY RIGHT-OF-WAY
- BUILDING OVERHEAD
- FIRE DEPARTMENT ACCESS ROUTE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- DESIGNATED FIRE TRUCK ACCESS ROUTE
- PRIMARY ENTRANCE
- SECONDARY ENTRANCE
- VEHICULAR ENTRANCE
- EXIT



J&G ARCHITECTURE
1010 BURNARD STREET
VANCOUVER
BRITISH COLUMBIA
V6Z 2R9



COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2025



ISSUED

ISSUED FOR COMBINED RZ/DP 2025-04-09
RE-ISSUED FOR COMBINED RZ/DP 2025-04-14

NORTH ARROW / KEYPLAN



PROJECT

WALL AMBLESIDE - INFILL TOWER
1552 ESQUIMALT AVE, WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE

OVERALL PARKADE PLAN -
EXISTING

SHEET NUMBER

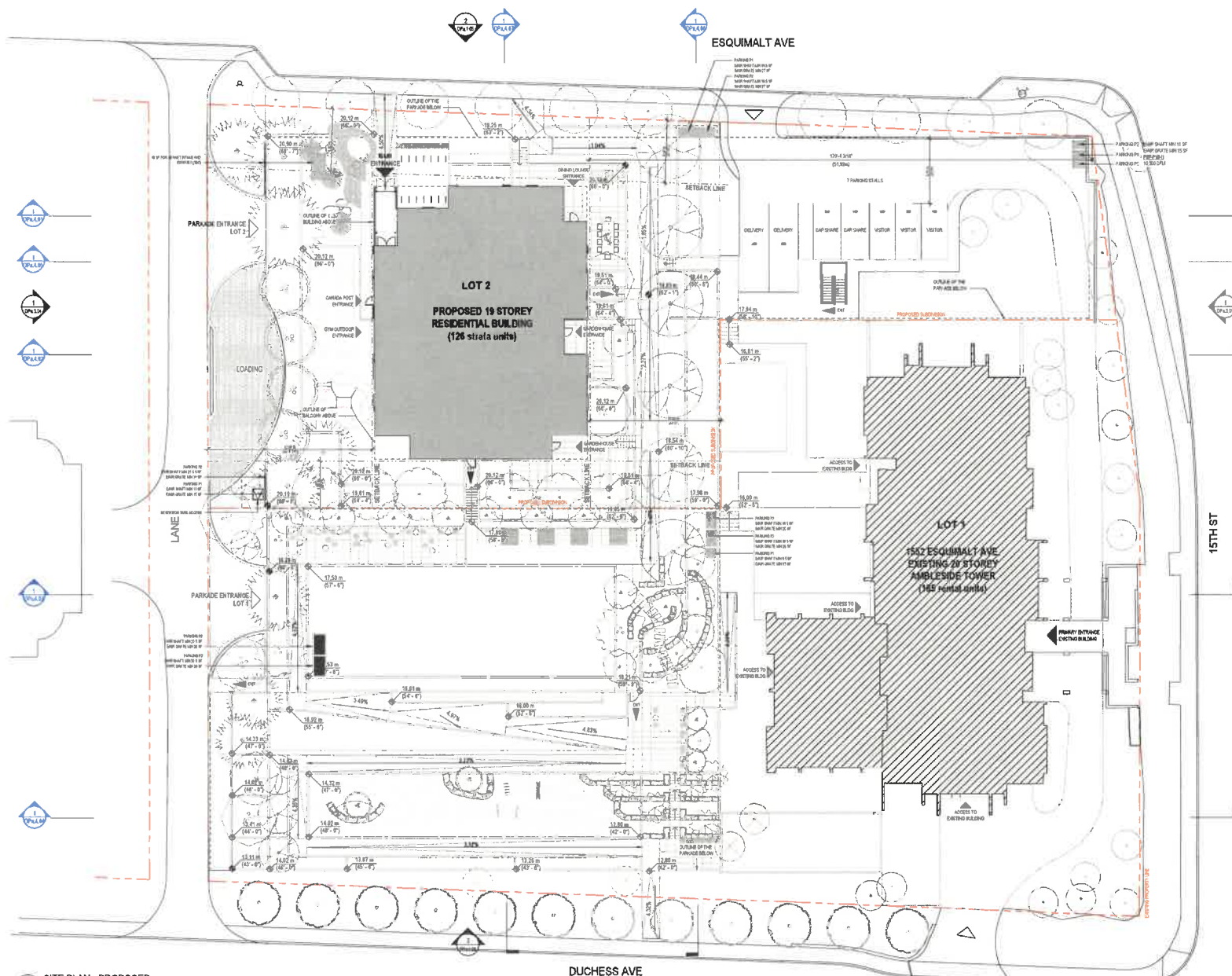
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1 EXISTING - OVERALL FLOOR PLAN - PARKADE LEVELS
1/16" = 1'-0"

2017 WALL AMBLESIDE - INFILL TOWER
2016-04-21 10:18 PM



1 SITE PLAN - PROPOSED
1/8" = 1'-0"

- SITE PLAN LEGEND**
- EXISTING BUILDINGS
 - EXISTING PROPERTY LINE
 - NEW PROPERTY LINE
 - PHASING LINE
 - SETBACK LINE
 - STATUTORY RIGHT-OF-WAY
 - BUILDING OVERHEAD
 - FIRE DEPARTMENT ACCESS ROUTE
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - DESIGNATED FIRE TRUCK ACCESS ROUTE
 - PRIMARY ENTRANCE
 - SECONDARY ENTRANCE
 - VEHICULAR ENTRANCE
 - EXIT



100 BAYVIEW STREET
COQUITLAM, BRITISH COLUMBIA, V2M 4J6
J&G@JGArchitecture.com

WALL FINANCIAL CORPORATION
1010 BURNARD STREET
VANCOUVER
BRITISH COLUMBIA
V2Z 3S9

Wall
FINANCIAL CORPORATION

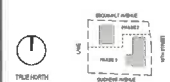
COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2026



ISSUED

ISSUED FOR COMBINED RZ/DP
RECEIVED FOR COMBINED RZ/DP

NORTH ARROW / KEY PLAN



PROJECT

WALL AMBLESIDE - INFILL TOWER
1552 ESQUIMALT AVE, WEST
VANCOUVER, BRITISH COLUMBIA

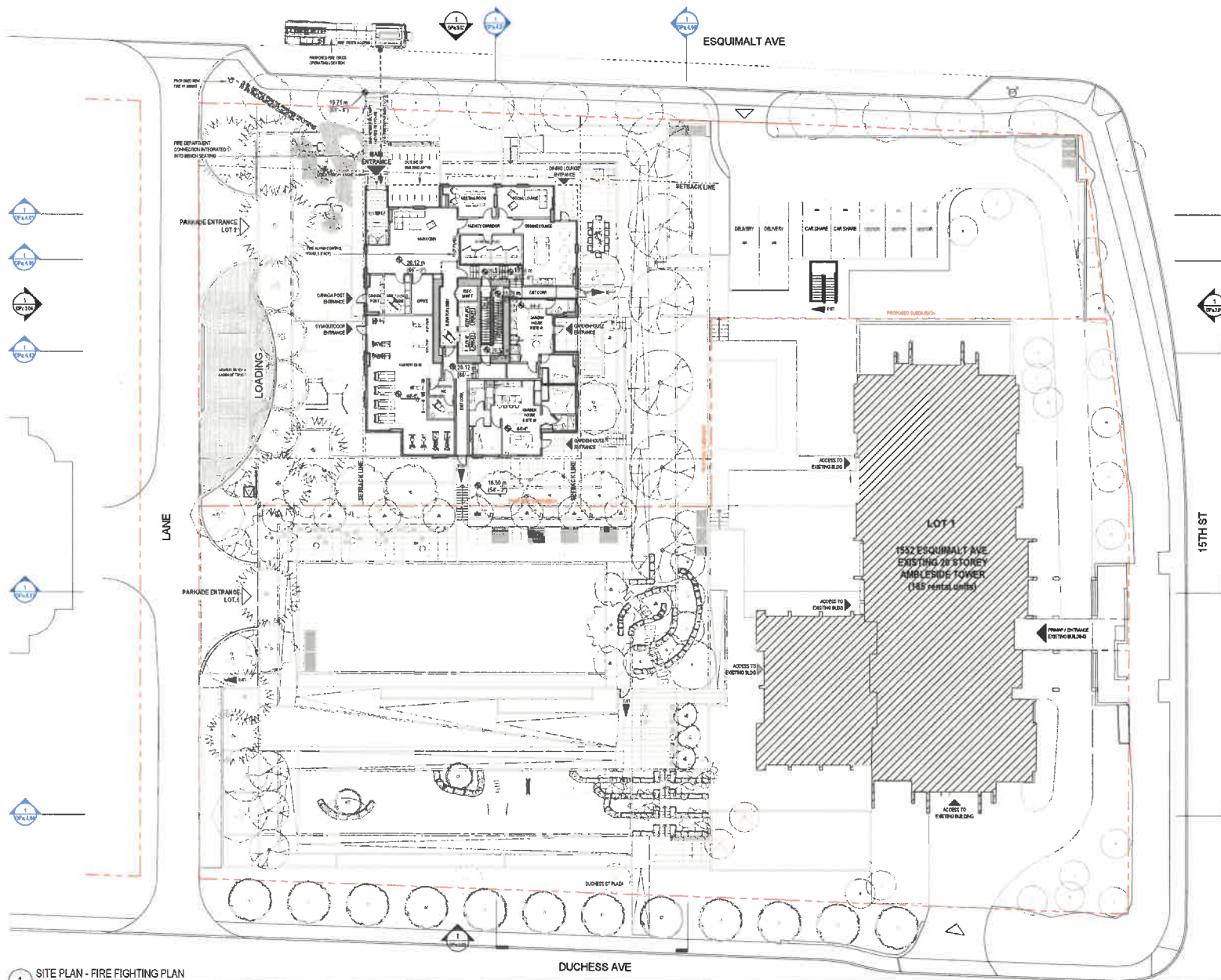
REVISIONS

TITLE

SITE PLAN - PROPOSED

PROJECT #	2201
DRAWN	TEAM
CHECKED	JG
SHEET NUMBER	
DPA.1.13	

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1 SITE PLAN - FIRE FIGHTING PLAN
1/15" = 1'-0"

- SITE PLAN LEGEND**
- EXISTING BUILDINGS
 - EXISTING PROPERTY LINE
 - NEW PROPERTY LINE
 - PHASING LINE
 - SETBACK LINE
 - STATUTORY RIGHT-OF-WAY
 - BUILDING OVERHEAD
 - FIRE DEPARTMENT ACCESS ROUTE
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - DESIGNATED FIRE TRUCK ACCESS ROUTE
 - PRIMARY ENTRANCE
 - SECONDARY ENTRANCE
 - VEHICULAR ENTRANCE
 - EXIT

JdG ARCHITECTURE
200 RAYMOND STREET
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JdG@JdGarchitect.com

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VANCOUVER
BRITISH COLUMBIA
V6Z 2B9

Wall FINANCIAL CORPORATION

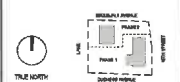
COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2020



ISSUED

TRAINED FOR COMBINED RZ/DP 2020-02-09
REQUESTED FOR COMBINED RZ/DP 2020-04-24

NORTH ARROW / KEYPLAN



PROJECT

WALL AMBLESIDE - INFILL TOWER
1552 ESQUIMALT AVE. WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE

SITE PLAN - FIRE FIGHTING PLAN

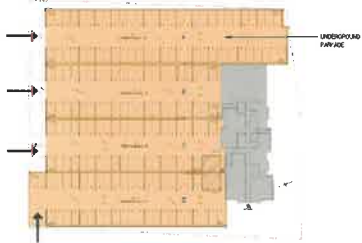
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PROJECT # 2004
DRAWN TEAM
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PARKING PHASING

EXISTING PARKADE



TOTAL OF 183 UNDERGROUND PARKING STALLS
+ 7 REGULAR SURFACE PARKING IN EXISTING CONDITION

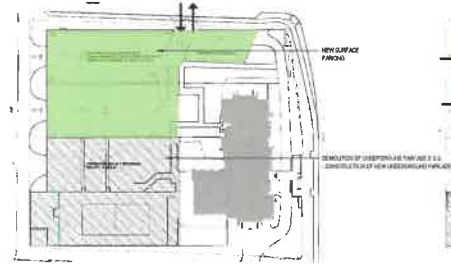
The existing underground parkade provides a total of 183 parking stalls, with vehicular access from both the lane and Dacasse Avenue. Parking areas identified as Lots A, B, C and D are internally connected, however, access from Lots A, B and D to the main residential lobby is provided exclusively by stairs and is therefore not barrier-free accessible.

As a result, only the parking stalls located within Lot C are accessible and suitable for universal access. The proposed parking phasing strategy recognizes these existing conditions and limits accessible parking provision to Lot C, where barrier-free access to the main lobby can be achieved. No secure or short-term bicycle parking is currently provided within the existing underground parkade or elsewhere on the site.



PARKING PHASING - PHASE 01

PHASE 1 - INTERIM PARKING FOR LOT 1 - WHILE NEW PARKADE IS UNDER CONSTRUCTION



TOTAL OF 166 PARKING STALLS PROVIDED AS INTERIM PARKING FOR LOT 1 IN PHASE 1

During Phase 1 of the interim parking period, a total of 59 new surface parking stalls will be provided, together with 7 existing regular surface parking stalls, all accessed from Esquimalt Avenue.

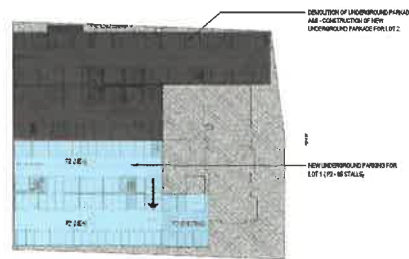
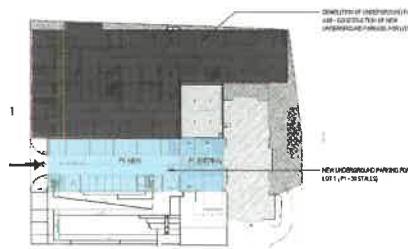
The existing underground parking areas A and B will be retained for the exclusive use of Lot 1 residents, with vehicular access maintained from the lane.

The existing underground parking areas C and D will be demolished to facilitate construction of the new underground parkade.



PARKING PHASING - PHASE 02

PHASE 2 - LOT 1 PARKADE COMPLETE - LOT 2 PARKADE UNDER CONSTRUCTION



TOTAL OF 166 PARKING STALLS PROVIDED AS INTERIM PARKING FOR LOT 1 IN PHASE 02

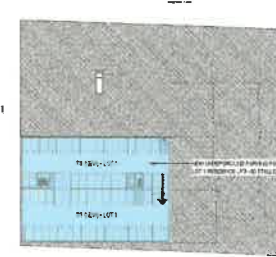
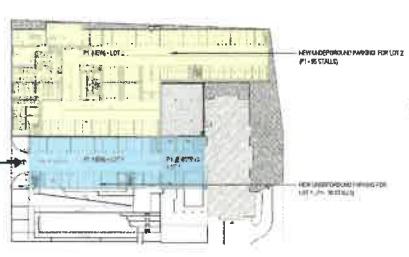
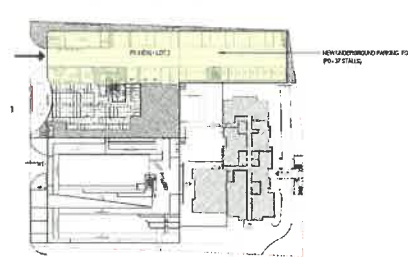
During Phase 2 of the interim parking period, a total of 155 new underground parking stalls will be provided for Lot 1 residents. Of these, 12 stalls are located within the existing parkade and will be retained, upgraded and physically connected to the new underground parkade by the end of this phase. Vehicular access will continue to be provided from the lane.

The existing underground parking areas A and B, together with the surface parking stalls, will be demolished to facilitate construction of the new underground parkade and residential tower on Lot 2, intended to serve Lot 2 residents.



PARKING PHASING - PROJECT COMPLETION

PROJECT COMPLETION - PROVIDED PARKING FOR LOT 1 AND LOT 2 AT COMPLETION



155 PERMANENT PARKING STALLS FOR LOT 1 AND 174 PERMANENT PARKING STALLS FOR LOT 2 AT COMPLETION, PLUS 2 DELIVERY / 2 CAR SHARE / 3 VISITOR STALLS FOR THE USE OF BOTH LOTS. Upon project completion, two new underground parkades will be provided to serve Lot 1 and Lot 2 residents, with vehicular access to both parkades maintained from the lane.

For Lot 1 residents, a total of 155 parking stalls will be provided.

For Lot 2 residents, a total of 174 parking stalls will be provided.

At project completion, both long-term and short-term bicycle parking will be provided for Lot 2 residents, in accordance with applicable District requirements.



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1010 BURNARD STREET
VANCOUVER
BRITISH COLUMBIA
V6Z 2R5



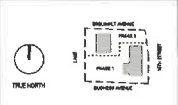
COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2025



ISSUED

ISSUED FOR COMBINED RZ/DP 2025-03-09
REISSUED FOR COMBINED RZ/DP 2025-04-14

NORTH ARROW / KEY PLAN



PROJECT

WALL AMBLESIDE - INFILL TOWER
1552 ESQUIMALT AVE. WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

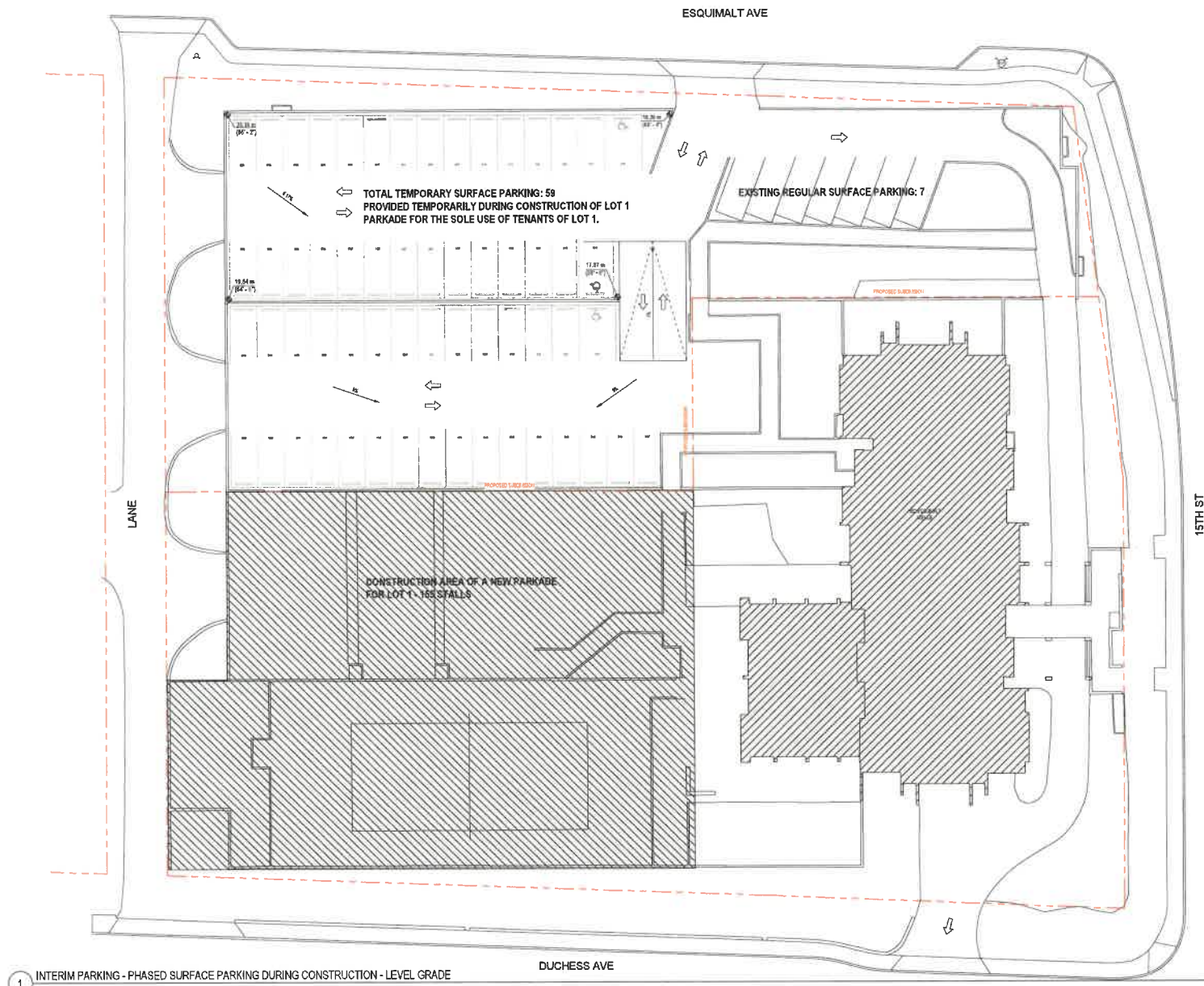
TITLE

INTERIM PARKING -
OVERALL PHASING
STRATEGY

SHEET NUMBER

PROJECT # 2201
DRAWN TEAM
CHECKED JG
DPa.1.15

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1 INTERIM PARKING - PHASED SURFACE PARKING DURING CONSTRUCTION - LEVEL GRADE
1/16" = 1'-0"

- SITE PLAN LEGEND**
- EXISTING BUILDINGS
 - EXISTING PROPERTY LINE
 - NEW PROPERTY LINE
 - PHASING LINE
 - DE TRUCK LINE
 - STATUTORY RIGHT-OF-WAY
 - BUILDING OVERHEAD
 - FIRE DEPARTMENT ACCESS ROUTE
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - DESIGNATED FIRE TRUCK ACCESS ROUTE
 - PRIMARY ENTRANCE
 - SECONDARY ENTRANCE
 - VEHICULAR ENTRANCE
 - EXIT

INTERIM PARKING FOR LOT 1 - PHASE 1
PROVIDED - LOT 1 INTERIM PARKING

LEVEL	STANDARD	SMALL	ACC	TOTAL
LEVEL P1 (ENTR)	100	0	0	100
LEVEL P1 (ENTR)	50	0	0	50
LEVEL P1 (ENTR)	1	0	0	1
TOTAL	151	0	0	151

TOTAL PARKING SPACES PROVIDED AT PHASE 1

LEVEL	STANDARD	SMALL	ACC	TOTAL
LEVEL P1 (ENTR)	100	0	0	100
LEVEL P1 (ENTR)	50	0	0	50
LEVEL P1 (ENTR)	1	0	0	1
TOTAL	151	0	0	151

INTERIM PARKING FOR LOT 1 - PHASE 2
COMPLETION OF NEW PARKADE IN LOT 1 IN LIEU OF PHASE 1 & 2

LEVEL	STANDARD	SMALL	ACC	TOTAL
LEVEL P1 (ENTR)	25	0	0	25
LEVEL P1 (ENTR)	2	0	0	2
LEVEL P1 (ENTR)	26	0	0	26
LEVEL P1 (ENTR)	4	0	0	4
LEVEL P1 (ENTR)	38	0	0	38
TOTAL	95	0	0	95

TOTAL PARKING SPACES PROVIDED AT PHASE 2

LEVEL	STANDARD	SMALL	ACC	TOTAL
LEVEL P1 (ENTR)	25	0	0	25
LEVEL P1 (ENTR)	2	0	0	2
LEVEL P1 (ENTR)	26	0	0	26
LEVEL P1 (ENTR)	4	0	0	4
LEVEL P1 (ENTR)	38	0	0	38
TOTAL	95	0	0	95

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BRITISH COLUMBIA
V6C 2G9

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FINANCIAL CORPORATION

COMBINED RZ / DP APPLICATION
APRIL 24TH, 2020

ISSUED
ISSUED FOR COMBINED RZ/DP 2020-04-24
RE-DESIGNED FOR COMBINED RZ/DP 2020-04-24

NORTH ARROW / KEYPLAN

PROJECT

WALL AMBLESIDE - INFILL TOWER
1550 ESQUIMALT AVE. WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE

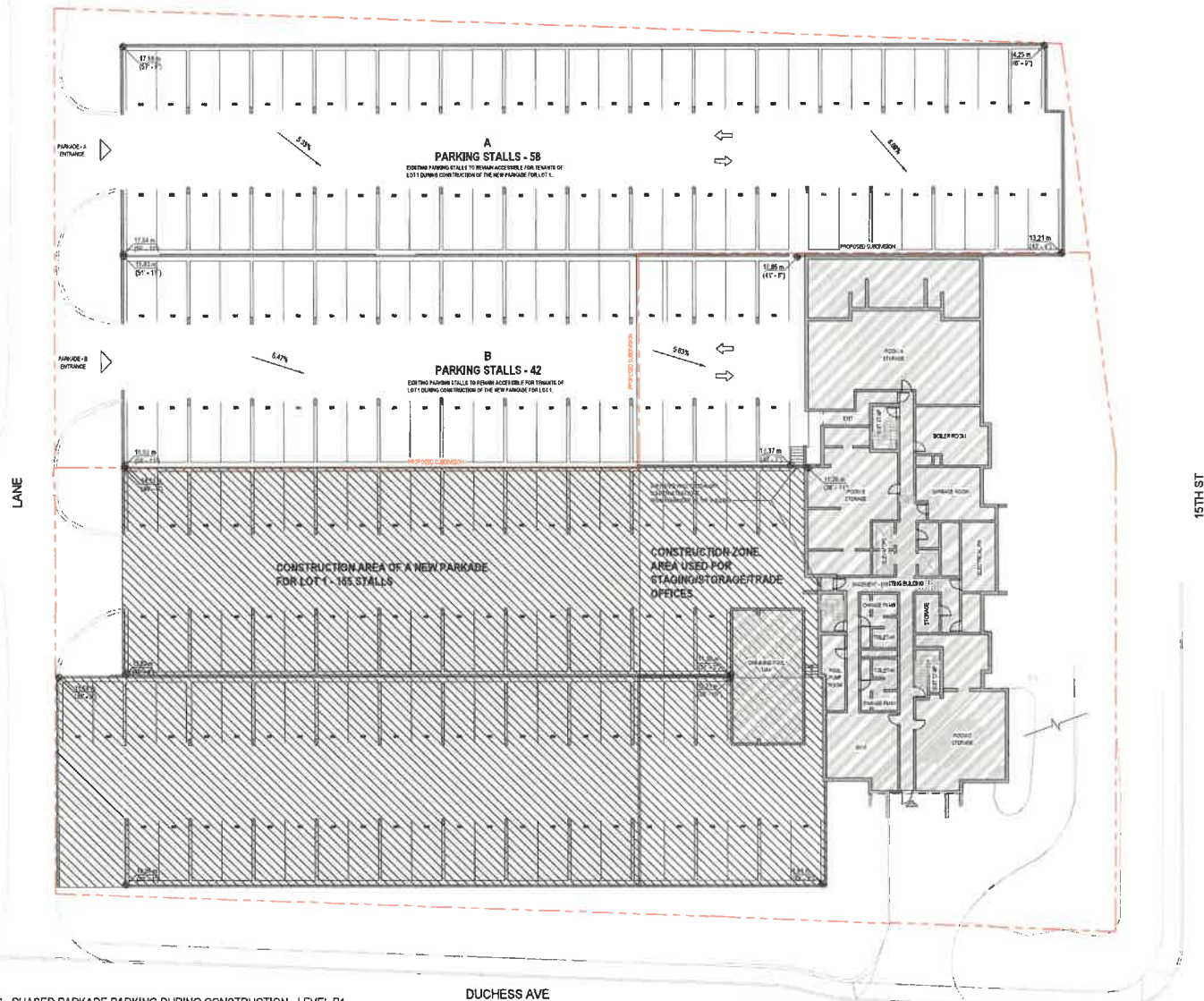
INTERIM PARKING - PHASED SURFACE PARKING DURING CONSTRUCTION

SHEET NUMBER

PROJECT # 2201
DRAWN TEAM
CHECKED JAG

DPa.1.16

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1 INTERIM PARKING - PHASED PARKADE PARKING DURING CONSTRUCTION - LEVEL P1
1/16" = 1'-0"

DUCHESS AVE

SITE PLAN LEGEND

-  EXISTING BUILDINGS
 EXISTING PROPERTY LINE
 NEW PROPERTY LINE
 PHASING LINE
 SETBACK LINE
 STATUTORY RIGHT-OF-WAY
 BUILDING OVERHEAD
 FIRE DEPARTMENT ACCESS ROUTE
 PROPOSED FIRE HYDRANT
 EXISTING FIRE HYDRANT
 FIRE DEPARTMENT CONNECTION
 DESIGNATED FIRE TRUCK ACCESS ROUTE
 PRIMARY ENTRANCE
 SECONDARY ENTRANCE
 VEHICULAR ENTRANCE
 EXIT

INTERIM PARKING FOR LOT 1 RESIDENCE - PHASE 1

PROVIDED - LOT 1 INTERIM PARKING

RESIDENTIAL PARKING SPACES, ACCESSIBLE PARKING TOLLS				
LEVEL	STANDARD	SMALL	ACC	TOT
LEVEL: PG (EXIST.)	100	0	0	
SURFACE (NEW)	98	0	3	
SURFACE (EXIST.)	7	0	0	
TOTAL	163	0	3	

TOTAL PARKING SPACES PROVIDED AT PHASE 1

TOTAL PARKING SPACES PROVIDED AT PHASE I

TOTAL		
AGE		
CTAL		

INTERIM PARKING FOR LOT 1 RESIDENCE -PHASE II

PROVIDER 0 - LOT 1 INTERIM PAYMENTS

LEVEL	STANDARD	SMALL	ACC	TOT
LEVEL P1 (NEW)	58	0	0	
LEVEL P1 (EXIST)	2	0	0	
LEVEL P2 (NEW)	58	0	0	
LEVEL P2 (EXIST)	6	1	0	
LEVEL P2 (NEW)	58	2	0	

TOTAL	147	6	1
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REMARK		
DATE		
TIME		
TOTAL		



WALL FINANCIAL CORPORATION
1010 BURNARD STREET
VANCOUVER
BRITISH COLUMBIA
V6Z 2R9



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COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2026

APRIL 24TH, 2026

100

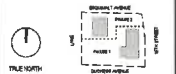


ISSUED

ISSUED FOR COMBINED RZDP	2025-02-08
RE-ISSUED FOR COMBINED RZDP	2025-04-24

RESEARCHER'S ORG. OR IDENTIFYING NUMBER: 2013-00000000

NORTH ARROW / KEYPLAN



PROJECT

WALL AMBLESIDE - INFILL TOWER
1552 ESQUIMALT AVE. WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE

**INTERIM PARKING • PHASED
PARKADE PARKING DURING
CONSTRUCTION**

SHEET NUMBER

PROJECT #	2301	DPa.1.17
DRAWN	TEAM	
CHECKED	JG	

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TREE TABLE		
POINT #	Elevation	Description
2388	16.21m	200mm deadbush
2378	30.08m	400mm pine
2371	18.61m	400mm spruce
2372	19.49m	450mm spruce
2373	19.48m	360mm pine
2374	20.81m	700mm fir
2442	14.82m	400mm pine
2443	14.70m	360mm pine
2460	17.27m	550mm cedar
2461	17.22m	450mm cedar
2482	17.38m	400mm cedar
2483	17.75m	550mm cedar
2486	15.52m	360mm pine
2487	15.59m	300mm pine
2488	14.13m	250mm pine
2638	11.53m	210mm deciduous
2639	12.23m	500mm spruce
2630	12.18m	400mm spruce
2666	12.23m	250mm fir
2667	12.45m	200mm fir

LEGAL CHARGES:

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING CHARGE(S)

STATUTORY RIGHT OF WAY C/7697978
RODGERS CABLE INC INCORPORATION NO 44385A
BENEFITS TRANSFERRED TO BR00700
B-HAY CABLE/EYE/TECH COMPANY INCORPORATION NO 480763
BR00700 NAME CHANGED BY C/718046
B-HAY/EYE/TECH LIMITED INCORPORATION NO A0079362
INTER ALIA

STATUTORY RIGHT OF WAY C/6271186
RODGERS COMMUNICATIONS INC
INCORPORATION NO B0661753

STATUTORY RIGHT OF WAY C/7723860
E-COMM EMERGENCY COMMUNICATIONS FOR BRITISH COLUMBIA
INC INCORPORATION NO B0665696
PART OF NATIONAL PLAN



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NORTH ARROW / KEYPLAN



REVISIONS

TITLE

SITE SURVEY

SHEET NUMBER

PROJECT #	2301	DPa.1.18
DRAWN	N/A	
CHECKED	JG	

**PROPOSED SUBDIVISION PLAN OF
LOT A BLOCKS 2 AND 3
DISTRICT LOT 237 GROUP 1 PLAN 13558**

PID: 008-546-631
CIVIC ADDRESS: 1552 ESQUIMALT AVENUE
WEST VANCOUVER, BC



NOTE:

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING CHARGES:

STATUTORY RIGHT OF WAY BP27576 SHAW
CABLESYSTEMS LIMITED INCORPORATION
NO. A0075382

STATUTORY RIGHT OF WAY CA7477198
ROGERS COMMUNICATIONS INC. INCORPORATION
NO. BC0921753

STATUTORY RIGHT OF WAY CA7730289
E-COMM EMERGENCY COMMUNICATIONS FOR
B.C. INC. NO. BC0530595 PART SHOWN ON PLAN EPP04808

NOTE:

ALL DISTANCES SHOWN ARE IN METRES.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES
UNLESS OTHERWISE SPECIFIED, TO COMPUTE GRID DISTANCES,
MULTIPLY GROUND LEVEL DISTANCES BY THE COMBINED
FACTOR OF 0.9996000.

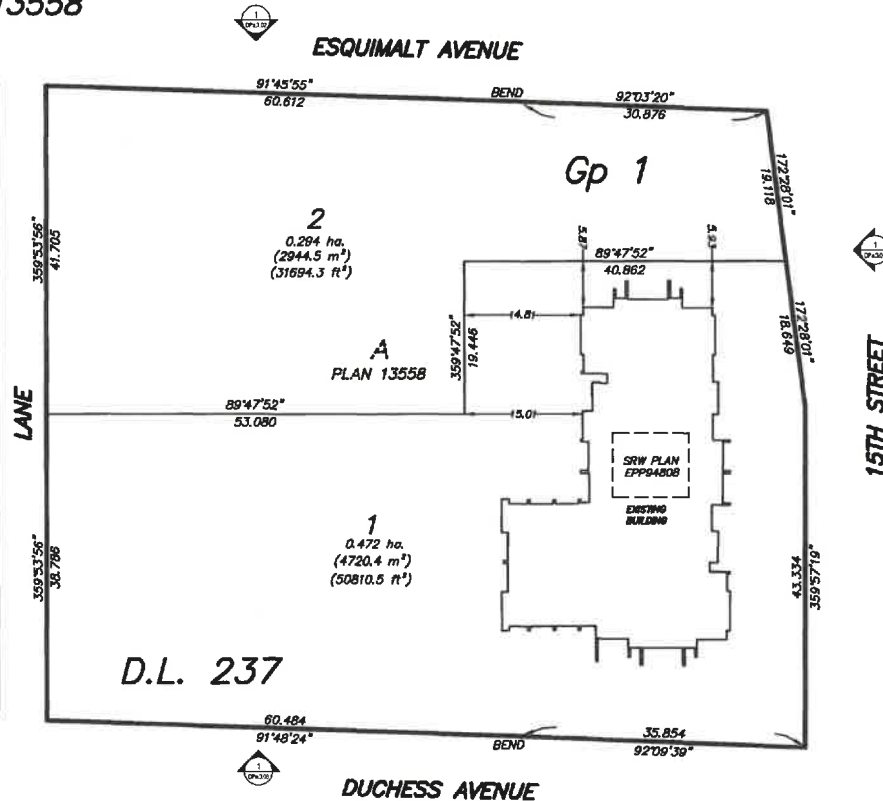
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201, 12448 82nd AVENUE
SURREY, BC V3W3E9 604-597-9189

STRATA
PLAN VAS233



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1010 BURNARD STREET
VANCOUVER
BRITISH COLUMBIA
V6C 2K9

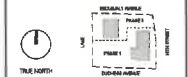
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COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2026

ISSUED

ISSUED FOR COMBINED RZDP 2026-05-08
RE-APPLIED FOR COMBINED RZDP 2026-04-24

NORTH ARROW / KEY PLAN



PROJECT

WALL AMBLESIDE - INFILL TOWER
1552 ESQUIMALT AVENUE, WEST
VANCOUVER, BRITISH COLUMBIA

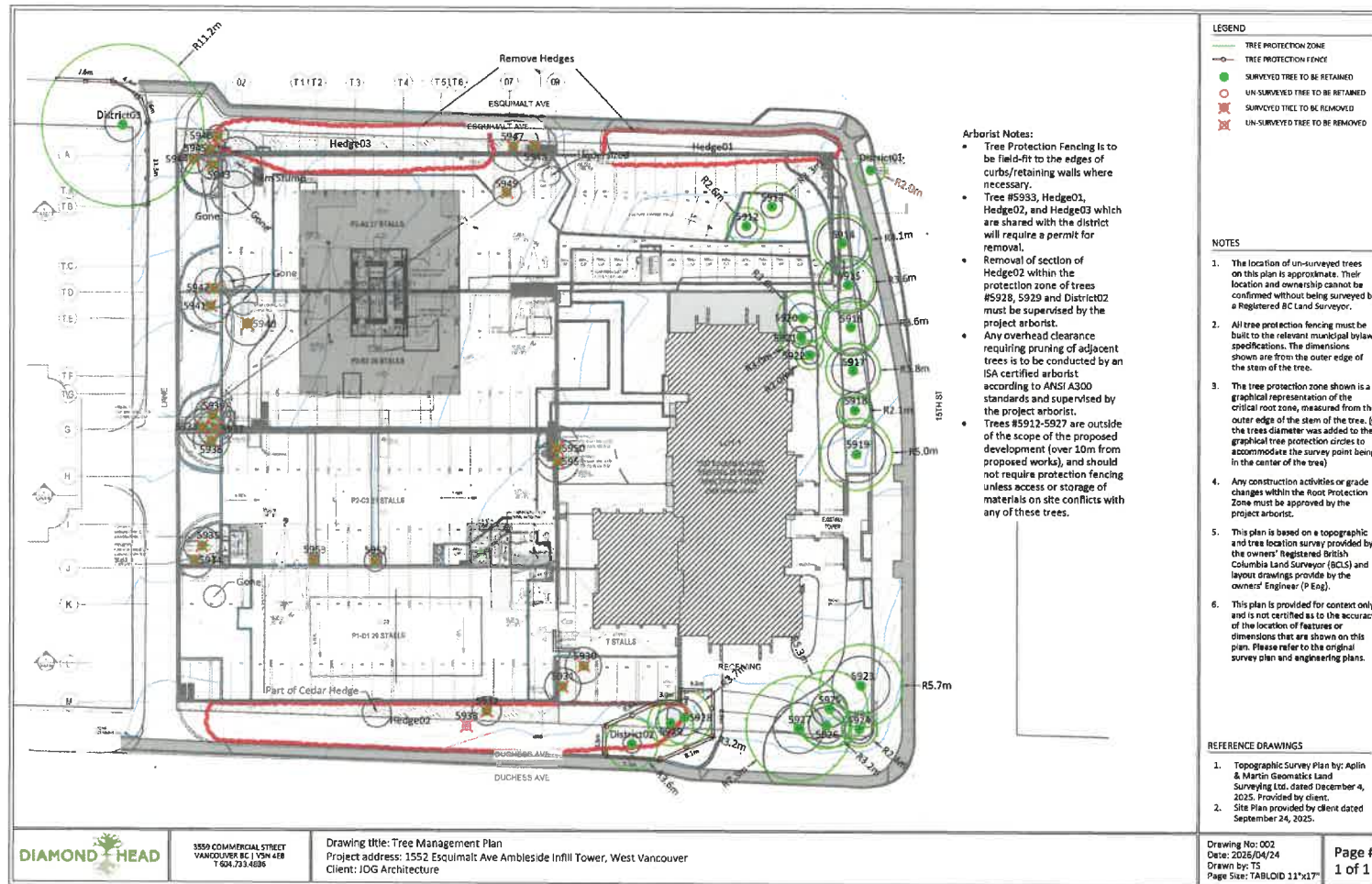
REVISIONS

TITLE

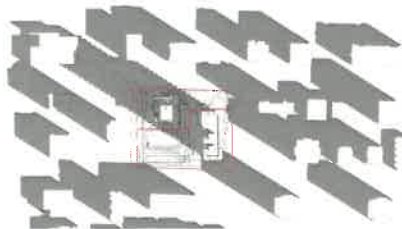
SUBDIVISION PLAN

DATE: DECEMBER 03, 2025
FILE: 22-584-01 PSUB R4

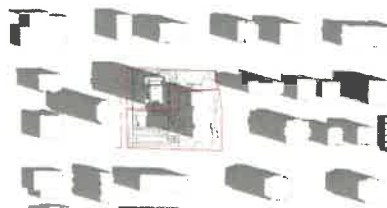
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PROJECT # 2201
DRAWN NA
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DPa.1.19



SPRING EQUINOX
10:00 AM



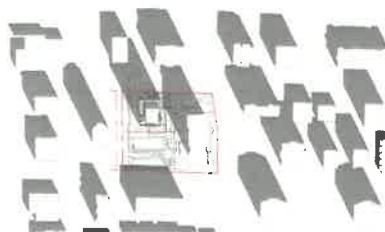
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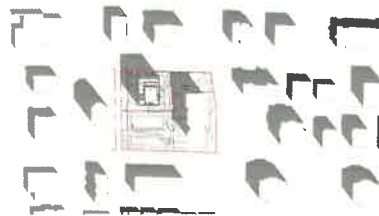
FALL EQUINOX
10:00 AM



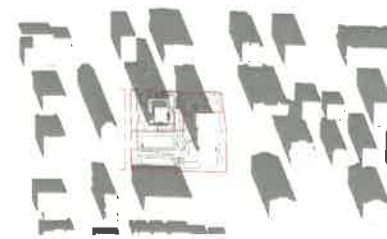
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12:00 PM



SUMMER SOLSTICE
12:00 PM



FALL EQUINOX
12:00 PM



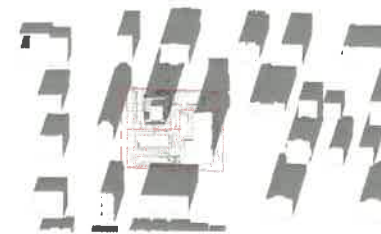
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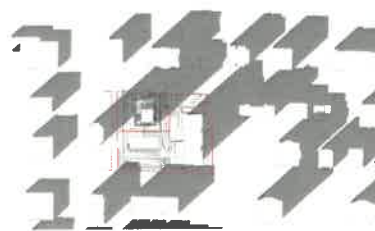
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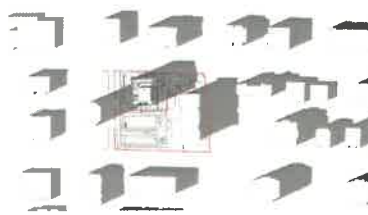
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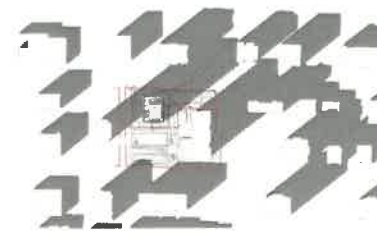
SPRING EQUINOX
4:00 PM



SUMMER SOLSTICE
4:00 PM



FALL EQUINOX
4:00 PM



J&G ARCHITECTURE
438 RAYMOND STREET
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Jen@J&GArchitect.com

WALL FINANCIAL CORPORATION
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VANCOUVER
BRITISH COLUMBIA
V6Z 2B8

Wall
FINANCIAL CORPORATION

COMBINED RZ/DP
APPLICATION
APRIL 24TH, 2026

ISSUED
ISSUED FOR COMBINED RZ/DP 2026-03-08
RE-ISSUED FOR COMBINED RZ/DP 2026-04-24

NORTH ARROW / KEYPLAN

PROJECT

WALL AMBLESIDE - INFILL TOWER
1562 ESCQUIMALT AVE, WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR COMBINED RZ/DP	2026-03-08
2	RE-ISSUED FOR COMBINED RZ/DP	2026-04-24

TITLE

SHADOW DIAGRAMS

SHEET NUMBER

PROJECT #	2301
DRAWN	TEAM
CHECKED	JG

DPa.1.21

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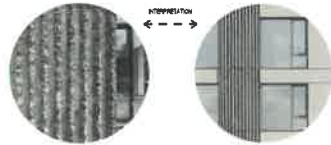
DESIGN RATIONAL - ARCHITECTURAL CHARACTER CONCEPT

A CONTEMPORARY INTERPRETATION ROOTED IN CONTEXT AND HERITAGE

HISTORY

The existing high-rise, constructed in the 1970s, reflects West Coast Modernism through its slab-dock form and pronounced horizontal expression. The character is most clearly articulated in the balcony balustrades, where precast concrete bands frame glass infill panels. The tower's bush-hammered concrete facade further embodies the industrial aesthetic of West Coast Modernism in Vancouver, where architects explored textured concrete surfaces to ground modern buildings in the region's rugged coastal landscape. The hand-worked finish softened the austerity of exposed concrete, evoking the natural qualities of stone, rock, and weathered surfaces characteristic of the Pacific Northwest.

The new mid-rise building draws inspiration from the original tower while offering a contemporary reinterpretation. Rather than replicating its rough texture, the design introduces a refined horizontality that resonates with the neighbourhood's evolving architectural vernacular, maintaining continuity with the past while advancing a modern expression of place.



FACE-TO-FACE DIALOGUE BETWEEN OLD AND NEW

The proposed facade establishes a clear architectural dialogue with the adjacent West Coast Modern tower. Its hand-carved concrete cladding is reinterpreted in the new building through vertical metal cladding that maintains a similar proportional rhythm.



CORE DESIGN CONCEPT

VERTICAL EXPRESSION AND RHYTHM

The strong verticality of the original concrete tower is reinterpreted into a modern facade treatment using vertical wood-look metal cladding. This maintains the proportional rhythm of the original building, establishing visual continuity across time and architectural style.

CONTEMPORARY WARMTH AND MATERIAL CONTRAST

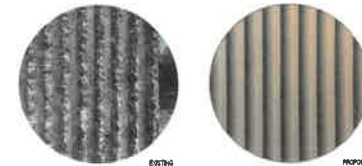
While the original tower expresses rawness through concrete, the new building introduces warmth and refinement via wood-look materials. This provides a textural and local counterpoint to the Brutalist language, softening the building's presence while still reflecting its contextual roots.

BALANCED MASSING AND REPETITION

The massing of the new building is carefully modulated to reflect the vertical articulation of the original tower, but with more fine-grained modulation and balcony articulation. By glazing balconies in corners and mid-block and framing them within the cladding rhythm, the design contributes to a more dynamic and visually engaging elevation.



VERTICAL EXPRESSION AND RHYTHM BETWEEN EXISTING AND PROPOSED



CONTEMPORARY WARMTH AND MATERIAL CONTRAST BETWEEN EXISTING AND PROPOSED

MATERIAL PALETTE - APPLICATION



PAINTED CONCRETE - LIGHT BROWN

FLUTED ALUMINUM CLADDING PANEL - SLIGHT BROWN

FLUTED ALUMINUM CLADDING PANEL - WHITE

FLUTED ALUMINUM CLADDING PANEL - LIGHT BROWN

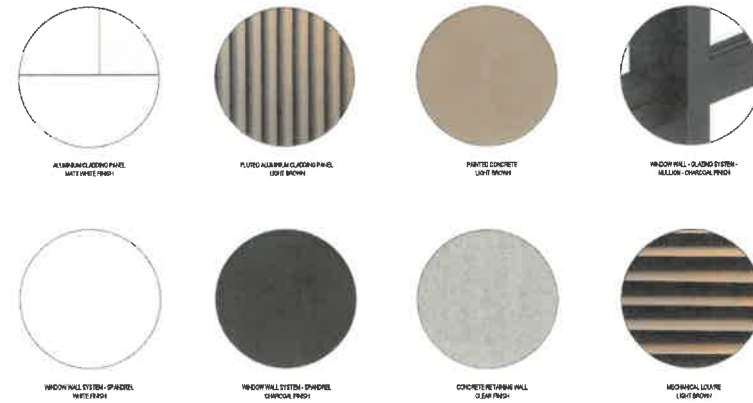
WOODCORE WALL SYSTEM - SPINDLES - WHITE

WOODCORE WALL SYSTEM - SLATS - SLIGHT BROWN

WOODCORE WALL SYSTEM - SLATS - WHITE

WOODCORE WALL SYSTEM - SPINDLES - WHITE

MATERIAL PALETTE - EXTERIOR MATERIALS



FLUTED ALUMINUM CLADDING PANEL - WHITE

FLUTED ALUMINUM CLADDING PANEL - SLIGHT BROWN

PAINTED CONCRETE - LIGHT BROWN

WOODCORE WALL SYSTEM - SLATS - SLIGHT BROWN

WOODCORE WALL SYSTEM - SPINDLES - WHITE

WOODCORE WALL SYSTEM - SPINDLES - SLIGHT BROWN

CONCRETE RETAINING WALL - SLIGHT BROWN

WOODCORE WALL SYSTEM - SLATS - SLIGHT BROWN

J&G ARCHITECTURE
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J&G@J&GARCHITECTURE.COM

WALL FINANCIAL CORPORATION
1011 BURNARD STREET
VANCOUVER, BRITISH COLUMBIA V6C 1A6

Wall
FINANCIAL CORPORATION

COMBINED R2 / DP
APPLICATION
APRIL 24TH, 2025

REGISTERED ARCHITECT
VANCOUVER, BRITISH COLUMBIA
J&G ARCHITECTURE

ISSUED
ISSUED FOR COMBINED R2/DP
REDESIGNED FOR COMBINED R2/DP

2025-04-24
2025-04-24

NORTH ARROW / KEYPLAN

PROJECT

WALL AMBLESIDE - INFILL TOWER
1502 ESQUIMAULT AVE, WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE

MATERIAL PALETTE

SHEET NUMBER

PROJECT # 2201
DRAWN TEAM
CHECKED JG

DPa.1.50

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ESQUIMALT AVE



P1.A

P1.B

P1.C

P1.D

P1.E

P1.F

P1.G

LANE

LOT 1 - P2-60 STALLS

P1.1

P1.2

P1.3

P1.4

P1.5

P1.6

P1.7

P1.8

DUCHESS AVE

1 OVERALL FLOOR PLAN - PARKADE LEVEL P3
1/10" = 1'-0"

15TH ST



STATISTICS - LOT 1 - PARKADE LEVEL P3			
PARKING SPACES P3			
PIS	SPOT	STALL	STALL
PIS	SPOT	STALL	STALL
PIS	SPOT	STALL	STALL
PIS	SPOT	STALL	STALL
PIS	SPOT	STALL	STALL
TOTAL PARKING		35	35



150 N. VANCOUVER STREET
VANCOUVER, BRITISH COLUMBIA V6Z 2R2

Wall
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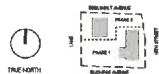
COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2025



ISSUED

ISSUED FOR COMBINED RZ/DP 2024-04-29
REISSUED FOR COMBINED RZ/DP 2024-04-29

NORTH ARROW / KEYPLAN



PROJECT

WALL ANBLESIDE - INFILL TOWER
1522 ESQUIMALT AVE. WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE

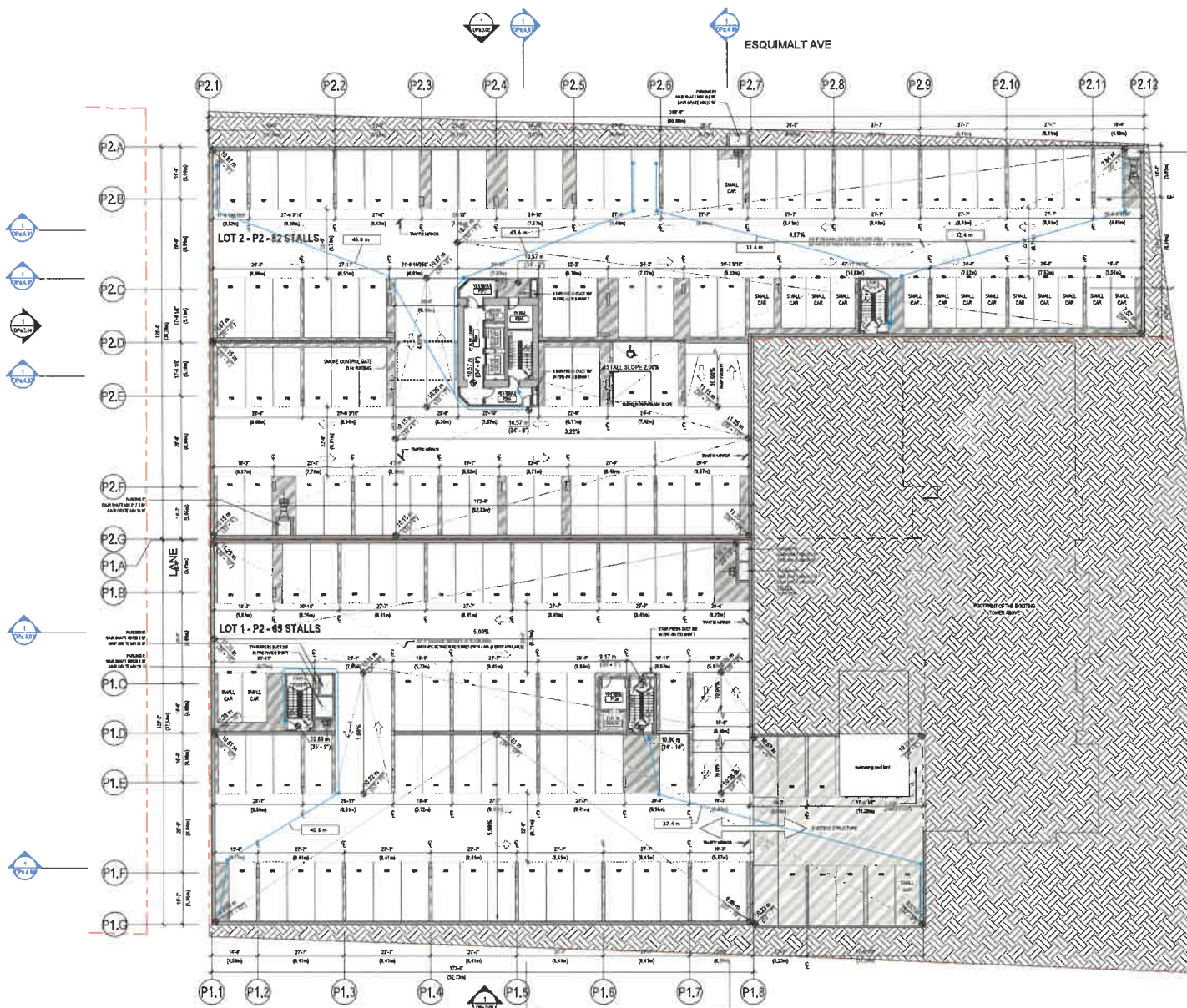
OVERALL FLOOR PLAN -
PARKADE LEVEL P3

SHEET NUMBER

PROJECT # 2201
DRAWN TEAM
CHECKED JG

DPa.2.01

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1 OVERALL FLOOR PLAN - PARKADE LEVEL P2
1/16" = 1'-0"

15TH ST

STATISTICS - LOT 1 - PARKADE LEVEL P2			
PARKING STANDARD P2	AREA	PERCENT	REMARKS
P1.5	1000	0	
P1.6	1000	0	
P1.7	1000	0	
P1.8	1000	0	
TOTAL PARKING	4000	0	

STATISTICS - LOT 2 - PARKADE LEVEL P2			
PARKING STANDARD P2	AREA	PERCENT	REMARKS
P1.5	1000	1	
P1.6	1000	0	
P1.7	1000	0	
P1.8	1000	0	
TOTAL PARKING	4000	1	



WALL FINANCIAL CORPORATION
1010 BURNARD STREET
VANCOUVER
BRITISH COLUMBIA
V6E 2B3

Wall
FINANCIAL CORPORATION

COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2026



ISSUED

REVISION FOR COMBINED RZ/DP 2024-04-11
REVISION FOR COMBINED RZ/DP 2024-04-11

NORTH ARROW / KEY PLAN



PROJECT

WALL AMBLESIDE - INFILL TOWER
1502 ESQUIMALT AVE, WEST
VANCOUVER, BRITISH COLUMBIA

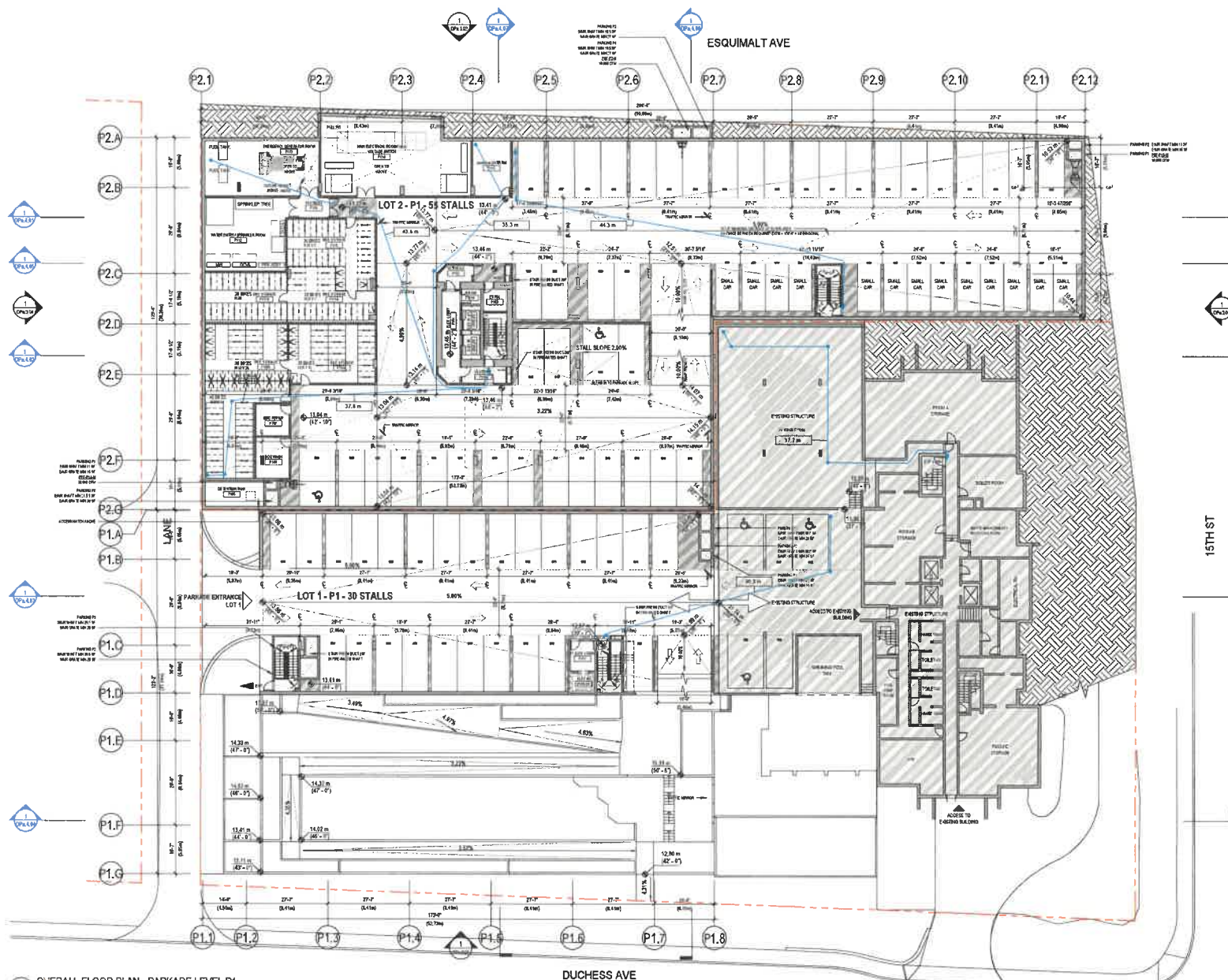
REVISIONS

TITLE

OVERALL FLOOR PLAN -
PARKADE LEVEL P2

SHEET NUMBER			
PROJECT #	3301	TEAM	DPa.2.02
DRAWN	TEAM	CHECKED	JG

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1 OVERALL FLOOR PLAN - PARKADE LEVEL P1
1/16" = 1'-0"

STAIRS - LOT 1 - PARKING LEVEL P1

PARKING SUMMARY P1	STALLS	AREA
P2.1	10	3
P2.2	10	3
P2.3	10	3
P2.4	10	3
P2.5	10	3
P2.6	10	3
P2.7	10	3
P2.8	10	3
P2.9	10	3
P2.10	10	3
P2.11	10	3
TOTAL PARKING	110	33

STAIRS - LOT 1 - PARKING LEVEL P1

PARKING SUMMARY P1	STALLS	AREA
P2.1	10	3
P2.2	10	3
P2.3	10	3
P2.4	10	3
P2.5	10	3
P2.6	10	3
P2.7	10	3
P2.8	10	3
P2.9	10	3
P2.10	10	3
P2.11	10	3
TOTAL PARKING	110	33

STAIRS - LOT 1 - PARKING LEVEL P1

PARKING SUMMARY P1	STALLS	AREA
P2.1	10	3
P2.2	10	3
P2.3	10	3
P2.4	10	3
P2.5	10	3
P2.6	10	3
P2.7	10	3
P2.8	10	3
P2.9	10	3
P2.10	10	3
P2.11	10	3
TOTAL PARKING	110	33



WALL FINANCIAL CORPORATION
1010 GURDAR STREET
VANCOUVER
BRITISH COLUMBIA
V6Z 2B9



COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2026

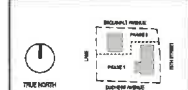


ISSUED

ISSUED FOR COMBINED RZ/DP 2026-02-09

RELEASED FOR COMBINED RZ/DP 2026-02-10

NORTH ARROW / KEY PLAN



PROJECT

WALL ANGLE SIDE - INFILL TOWER
1552 ESQUIMALT AVE. WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

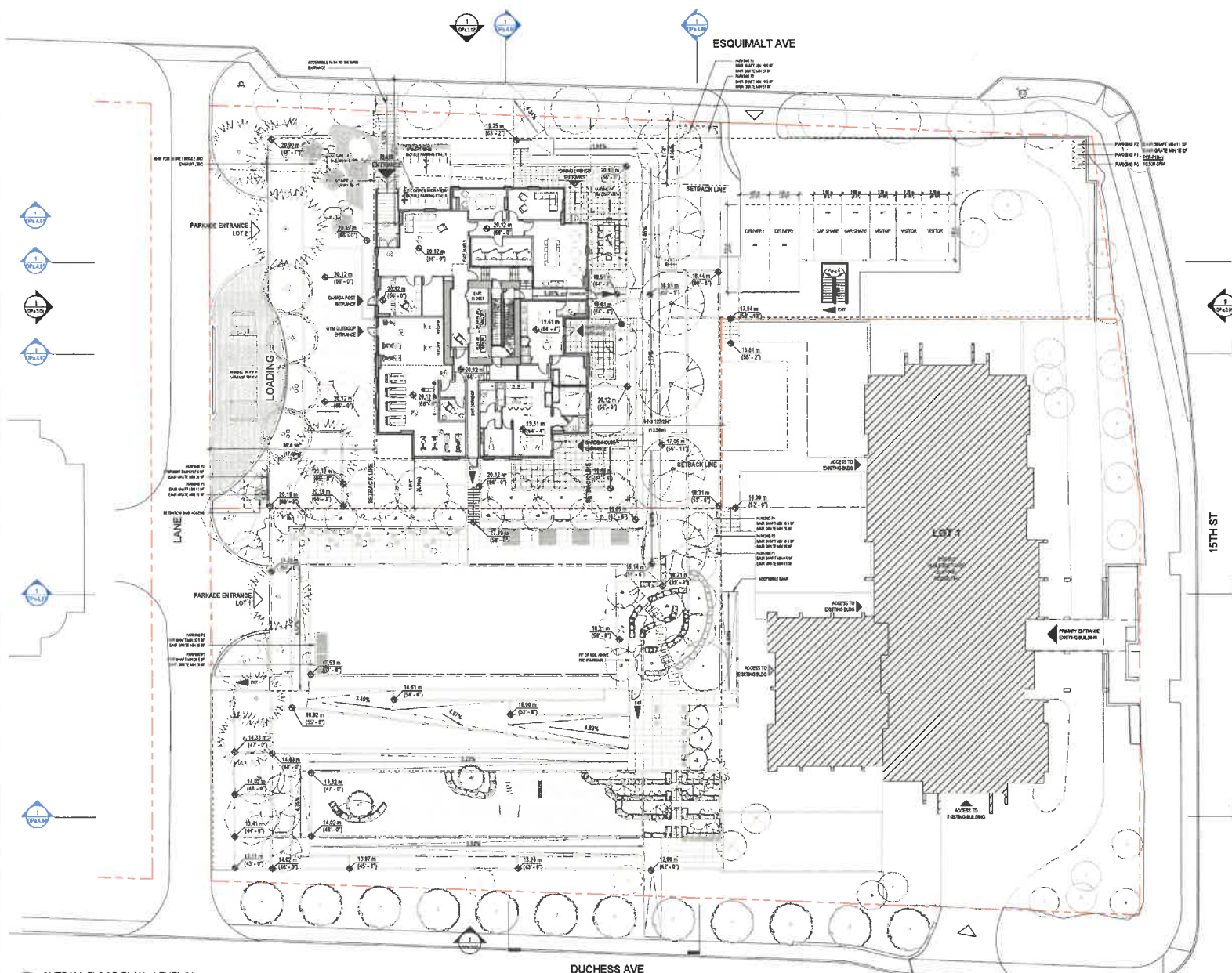
TITLE

OVERALL FLOOR PLAN -
PARKADE LEVEL P1

SHEET NUMBER

PROJECT # 2201
DRAWN TEAM
CHECKED JG
DATE 2024-02-09

CONTRACTOR: WALL FINANCIAL CORPORATION
DESIGNER: J&G ARCHITECTURE
DATE: 2024-02-09
PROJECT: 1552 ESQUIMALT AVE. WEST
SHEET: 207 OF 207



1 OVERALL FLOOR PLAN - LEVEL 01
1/10" = 1'-0"

DUCHESSE AVE

ESQUIMALT AVE

15TH ST

STAIRS - LOT 1 & 2 - PARKING

PARKING SUMMARY SURFACE	AREA	AREA
LOT 1	10.00 m	10.00 m
LOT 2	10.00 m	10.00 m
TOTAL PARKING	20.00 m	20.00 m

STAIRS - LOT 1 - SURFACE PARKING

PARKING SUMMARY SURFACE	AREA	AREA
LOT 1	10.00 m	10.00 m
TOTAL PARKING	10.00 m	10.00 m



1010 BURNARD STREET
VANCOUVER
BRITISH COLUMBIA
V6Z 2R9

Wall
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COMBINED RZ/DP
APPLICATION
APRIL 24TH, 2026



ISSUED

REVISED FOR COMBINED RZ/DP
REVISED FOR COMBINED RZ/DP

NORTH ARROW / KEY PLAN



PROJECT

WALL AMBLESIDE - INFILL TOWER
1552 ESQUIMALT AVE. WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE

OVERALL FLOOR PLAN -
LEVEL 01 - GROUND FLOOR

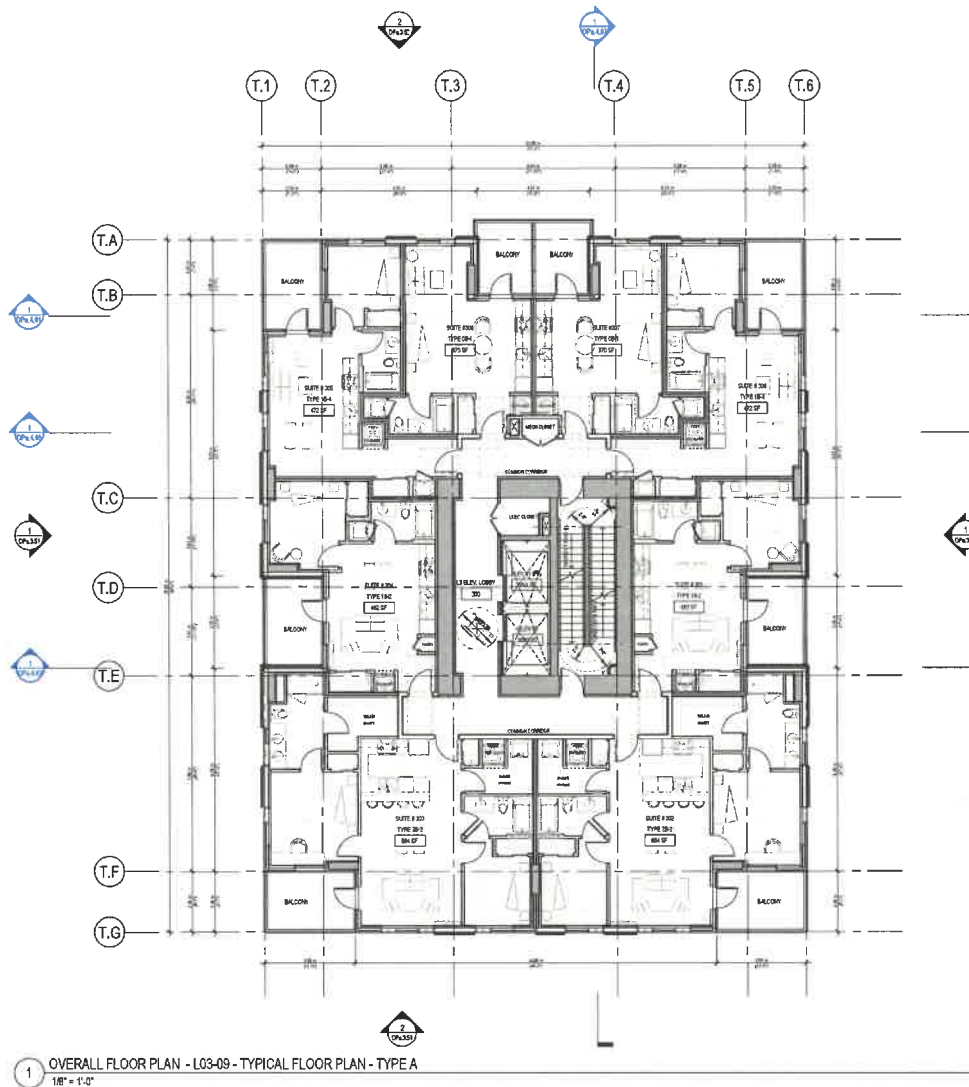
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WALL FINANCIAL CORPORATION
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VANCOUVER
BRITISH COLUMBIA
V6E 2B3

Wall
FINANCIAL CORPORATION

COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2026

REGISTERED ARCHITECT
BRITISH COLUMBIA
2025-04-24

ISSUED
ISSUED FOR COMBINED RZ/DP 2025-04-24
REISSUED FOR COMBINED RZ/DP 2025-04-24

NORTH ARROW / KEYPLAN

PROJECT

WALL AMBLESIDE - INFILL TOWER
1569 ESQUIMAULT AVE. WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE

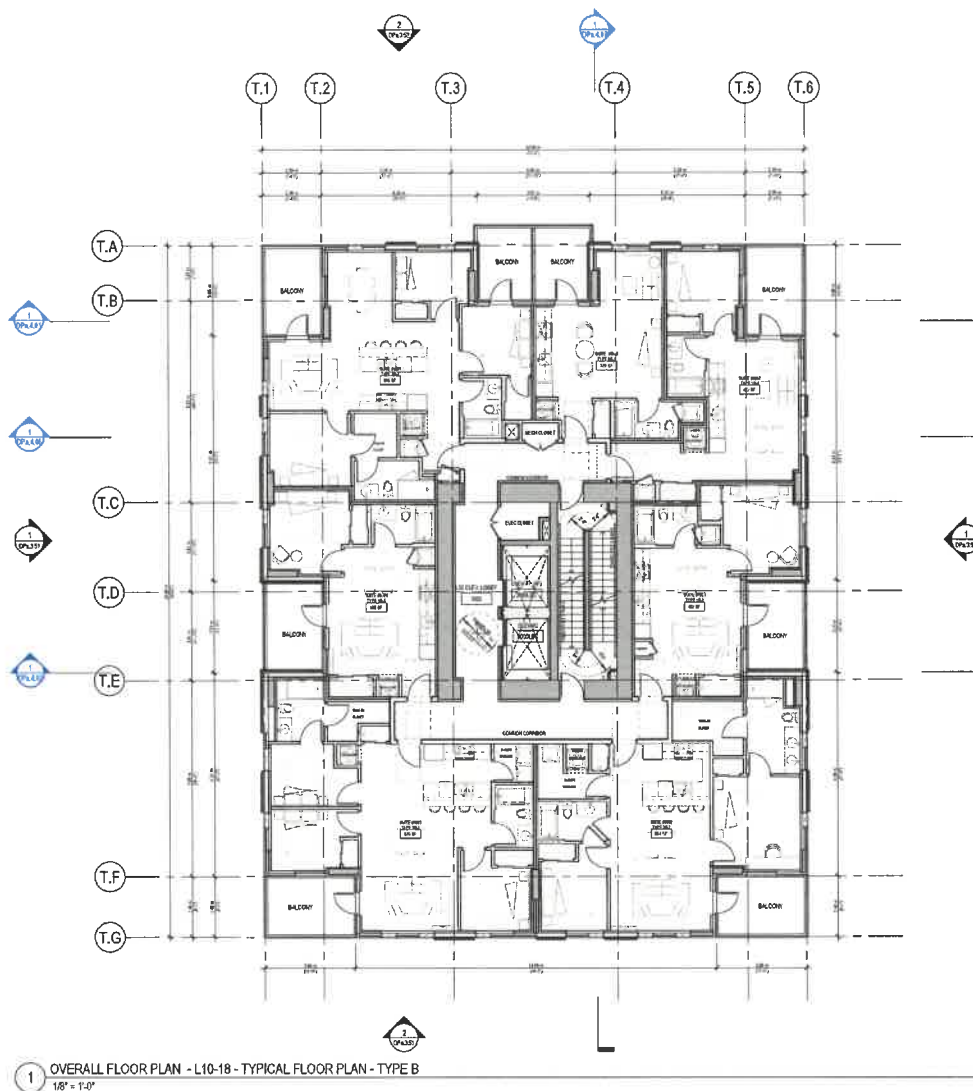
OVERALL FLOOR PLAN -
LEVEL 03-09 (TYPICAL
FLOOR PLAN - TYPE A)

SHEET NUMBER

PROJECT # 2201
DRAWN TEAM
CHECKED JG

DPa.2.08

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1 OVERALL FLOOR PLAN - L10-18 - TYPICAL FLOOR PLAN - TYPE B
1/8" = 1'-0"



834 RAYMOND STREET
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WALL FINANCIAL CORPORATION
1010 BURNARD STREET
VANCOUVER, BRITISH COLUMBIA
V5E 2B9

Wall
FINANCIAL CORPORATION

COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2026

REGISTERED ARCHITECT
BRITISH COLUMBIA
2024-04-26

ISSUED
ISSUED FOR COMBINED RZ/DP 2026-04-26
REISSUED FOR COMBINED RZ/DP 2026-04-26

NORTH ARROW / KEYPLAN

TRUE NORTH

PROJECT

WALL AMBLESIDE - INFILL TOWER
1562 ESQUIMALT AVE. WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE

OVERALL FLOOR PLAN -
LEVEL 10-18 (TYPICAL
FLOOR PLAN - TYPE B)

SHEET NUMBER

PROJECT # 2201
DRAWN TEAM
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STATISTICS - RESIDENTIAL LEVEL 18

RESIDENTIAL UNIT SUMMARY - LEVEL 18

TYPE 18-1	378 sq'	1
0 BED UNIT		1
TYPE 18-2	462 sq'	1
TYPE 18-4	472 sq'	1
TYPE 18-5	462 sq'	1
1 BED UNIT		2
TYPE 28-2	484 sq'	1
2 BED UNIT		1
TYPE 38-2	495 sq'	1
TYPE 38-3	483 sq'	1
3 BED UNIT		2
TOTAL RESIDENTIAL UNITS		7

STATISTICS - TYP PLAN A - LEVELS 18-19

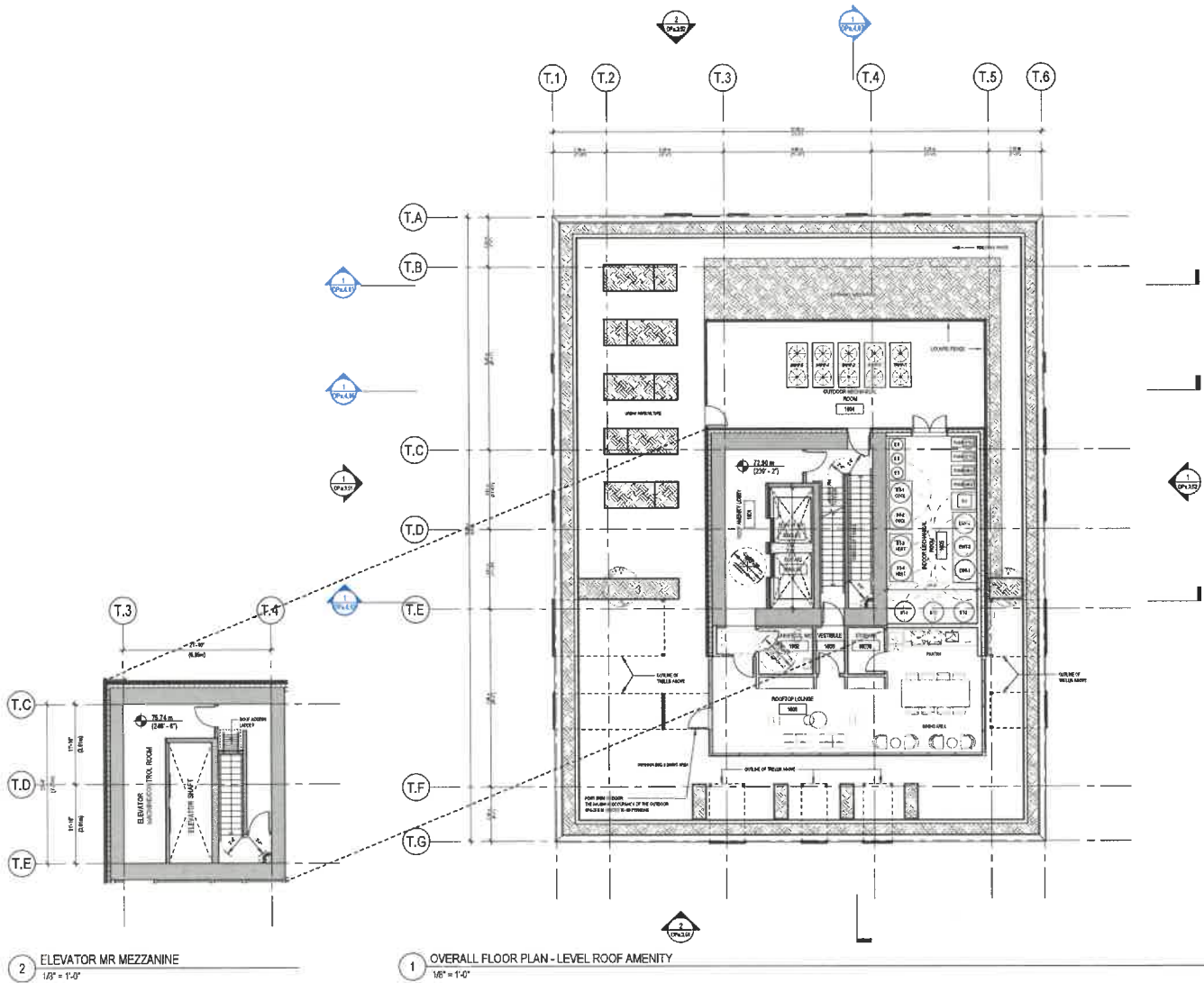
RESIDENTIAL UNIT SUMMARY LEVELS 18-19

TYPE 18-1	378 sq'	1
0 BED UNIT		1
TYPE 18-2	462 sq'	1
TYPE 18-4	472 sq'	1
TYPE 18-5	462 sq'	1
1 BED UNIT		2
TYPE 28-2	484 sq'	1
2 BED UNIT		1
TYPE 38-2	495 sq'	1
TYPE 38-3	483 sq'	1
3 BED UNIT		2
TOTAL RESIDENTIAL UNITS		13

STATISTICS - RESIDENTIAL FULL BUILDING

RESIDENTIAL UNIT SUMMARY - BUILDING

TYPE 18-1	378 sq'	1
0 BED UNIT		1
TYPE 18-2	462 sq'	1
TYPE 18-4	472 sq'	1
TYPE 18-5	462 sq'	1
1 BED UNIT		2
TYPE 28-2	484 sq'	1
2 BED UNIT		1
TYPE 38-2	495 sq'	1
TYPE 38-3	483 sq'	1
3 BED UNIT		2
TOTAL RESIDENTIAL UNITS		13



2 ELEVATOR MEZzanINE
1/8" = 1'-0"

1 OVERALL FLOOR PLAN - LEVEL ROOF AMENITY
1/8" = 1'-0"

JAG ARCHITECTURE
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WALL FINANCIAL CORPORATION
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VANCOUVER
BRITISH COLUMBIA
V6Z 3P3

Wall
FINANCIAL CORPORATION

COMBINED RZ / DP
APPLICATION
APRIL 24/11/2025

ISSUED
REVISED FOR COMBINED RZ/DP 2025-03-09
REVISED FOR COMBINED RZ/DP 2025-04-11

NORTH ARROW / KEYPLAN

PROJECT

WALL AMBLESIDE - INFILL TOWER
1552 ESQUIMAULT AVE. WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE

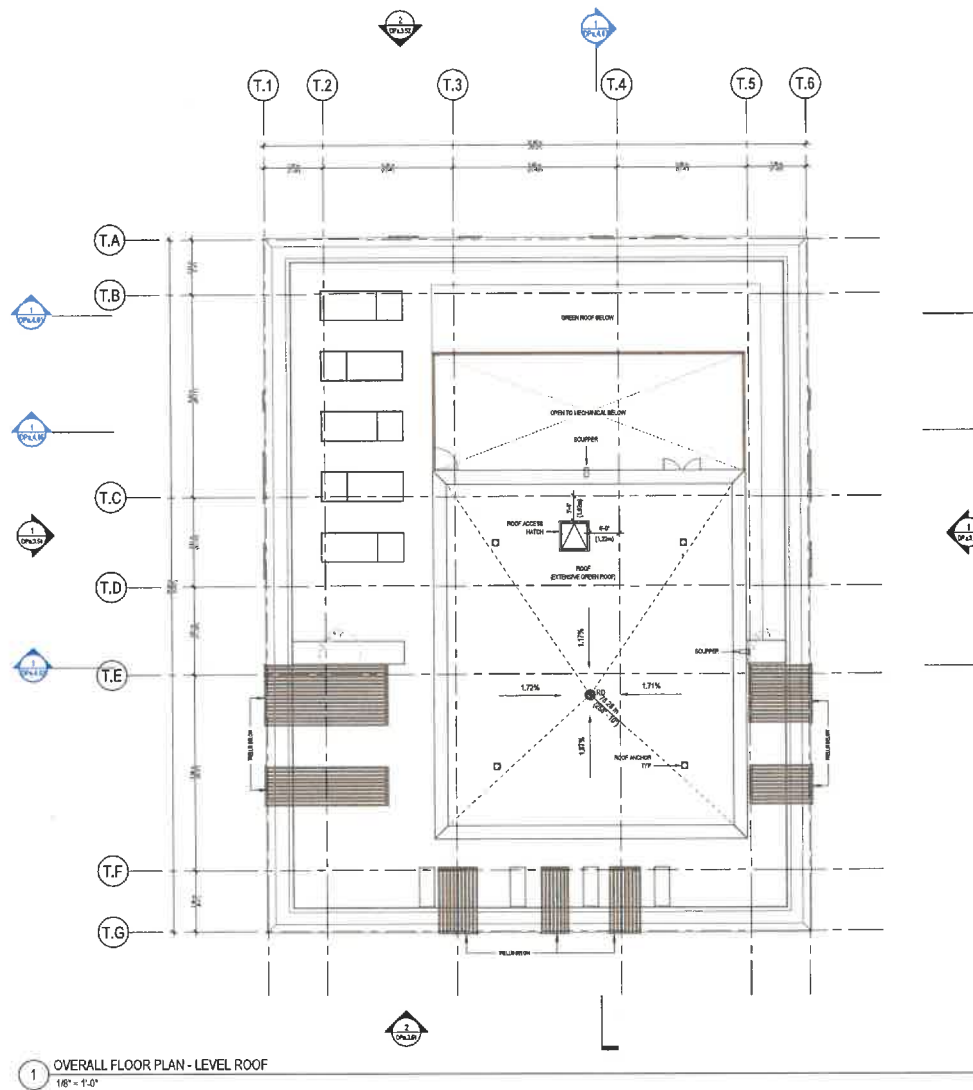
OVERALL FLOOR PLAN -
LEVEL ROOF AMENITY

SHEET NUMBER

PROJECT # 2301
DRAWN TEAM
CHECKED JAG

DPa.2.10

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1 OVERALL FLOOR PLAN - LEVEL ROOF
1/8" = 1'-0"

J&G
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J&G@J&GARCHITECTURE.COM

WALL FINANCIAL CORPORATION
1010 BURNARD STREET
VANCOUVER, BC
V6Z 2R3

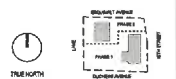
Wall
FINANCIAL CORPORATION

COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2028



ISSUED
REVISED FOR COMBINED RZ/DP 2028-04-28
RE-REVISED FOR COMBINED RZ/DP 2028-04-24

NORTH ARROW / KEYPLAN



PROJECT

WALL AMBLESIDE - INFILL TOWER
1552 ESQUIMALT AVE. WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE

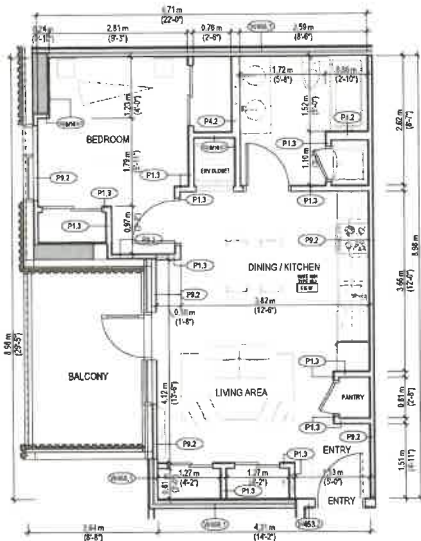
OVERALL FLOOR PLAN -
LEVEL ROOF

SHEET NUMBER

PROJECT #	2301
DRAWN BY	TEAM
CHECKED BY	JG

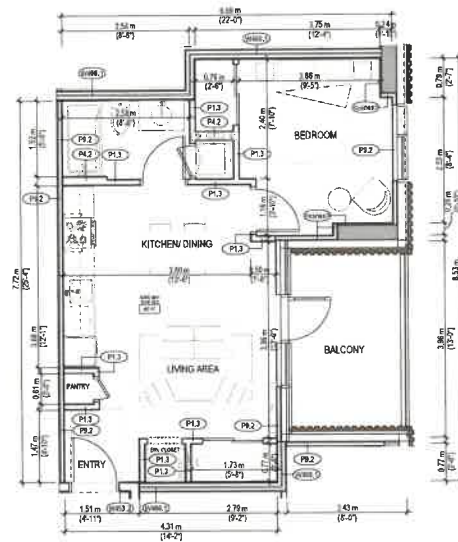
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RESIDENTIAL UNIT SUMMARY - UNIT TYPE 1B-3

OCCUPANCY	UNIT TYPE	AREA	LEVEL	SUITE NUMBER	COUNT
1 RESIDENT	TYPE 1B-3	58.07	LEVEL 02	SUITE 203	1
TOTAL RESIDENTIAL UNITS					

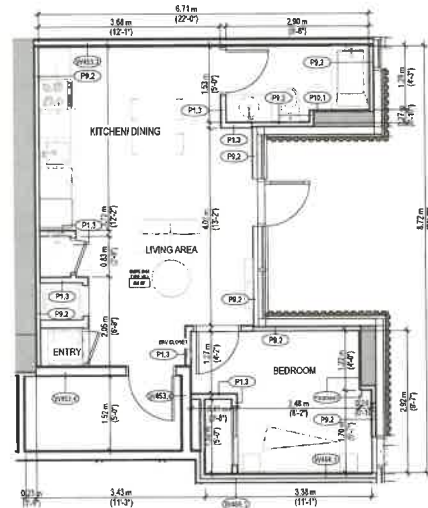


RESIDENTIAL UNIT SUMMARY - UNIT TYPE 1B-2

OCCUPANCY	UNIT TYPE	AREA	LEVEL	SUITE NUMBER	COUNT
1 RESIDENT	TYPE 1B-2	42.57	LEVEL 02	SUITE 201	1
1 RESIDENT	TYPE 1B-2	42.57	LEVEL 03	SUITE 202	1
1 RESIDENT	TYPE 1B-2	42.57	LEVEL 04	SUITE 204	1
1 RESIDENT	TYPE 1B-2	42.57	LEVEL 05	SUITE 205	1
1 RESIDENT	TYPE 1B-2	42.57	LEVEL 06	SUITE 206	1
1 RESIDENT	TYPE 1B-2	42.57	LEVEL 07	SUITE 207	1
1 RESIDENT	TYPE 1B-2	42.57	LEVEL 08	SUITE 208	1
1 RESIDENT	TYPE 1B-2	42.57	LEVEL 09	SUITE 209	1
1 RESIDENT	TYPE 1B-2	42.57	LEVEL 10	SUITE 210	1
1 RESIDENT	TYPE 1B-2	42.57	LEVEL 11	SUITE 211	1
1 RESIDENT	TYPE 1B-2	42.57	LEVEL 12	SUITE 212	1
1 RESIDENT	TYPE 1B-2	42.57	LEVEL 13	SUITE 213	1
1 RESIDENT	TYPE 1B-2	42.57	LEVEL 14	SUITE 214	1
1 RESIDENT	TYPE 1B-2	42.57	LEVEL 15	SUITE 215	1
1 RESIDENT	TYPE 1B-2	42.57	LEVEL 16	SUITE 216	1
1 RESIDENT	TYPE 1B-2	42.57	LEVEL 17	SUITE 217	1
1 RESIDENT	TYPE 1B-2	42.57	LEVEL 18	SUITE 218	1
TOTAL RESIDENTIAL UNITS					

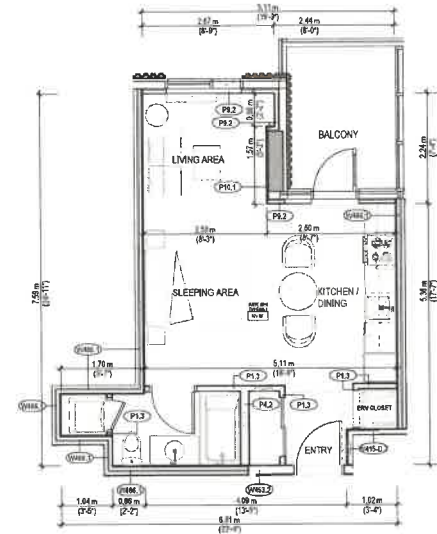
4 ENLARGED PLAN - UNIT TYPE 1B-3
1/4" = 1'-0"

3 ENLARGED PLAN - UNIT TYPE 1B-2
1/4" = 1'-0"



RESIDENTIAL UNIT SUMMARY - UNIT TYPE 1B-1 (GARDEN HOUSE SUITE)

OCCUPANCY	UNIT TYPE	AREA	LEVEL	SUITE NUMBER	COUNT
1 RESIDENT	TYPE 1B-1	100.00	LEVEL 01	SUITE 101	1
TOTAL RESIDENTIAL UNITS					



RESIDENTIAL UNIT SUMMARY - UNIT TYPE 0B-1

OCCUPANCY	UNIT TYPE	AREA	LEVEL	SUITE NUMBER	COUNT
0 RESIDENT	TYPE 0B-1	290.00	LEVEL 01	SUITE 001	1
0 RESIDENT	TYPE 0B-1	290.00	LEVEL 02	SUITE 002	1
0 RESIDENT	TYPE 0B-1	290.00	LEVEL 03	SUITE 003	1
0 RESIDENT	TYPE 0B-1	290.00	LEVEL 04	SUITE 004	1
0 RESIDENT	TYPE 0B-1	290.00	LEVEL 05	SUITE 005	1
0 RESIDENT	TYPE 0B-1	290.00	LEVEL 06	SUITE 006	1
0 RESIDENT	TYPE 0B-1	290.00	LEVEL 07	SUITE 007	1
0 RESIDENT	TYPE 0B-1	290.00	LEVEL 08	SUITE 008	1
0 RESIDENT	TYPE 0B-1	290.00	LEVEL 09	SUITE 009	1
0 RESIDENT	TYPE 0B-1	290.00	LEVEL 10	SUITE 010	1
0 RESIDENT	TYPE 0B-1	290.00	LEVEL 11	SUITE 011	1
0 RESIDENT	TYPE 0B-1	290.00	LEVEL 12	SUITE 012	1
0 RESIDENT	TYPE 0B-1	290.00	LEVEL 13	SUITE 013	1
0 RESIDENT	TYPE 0B-1	290.00	LEVEL 14	SUITE 014	1
0 RESIDENT	TYPE 0B-1	290.00	LEVEL 15	SUITE 015	1
0 RESIDENT	TYPE 0B-1	290.00	LEVEL 16	SUITE 016	1
0 RESIDENT	TYPE 0B-1	290.00	LEVEL 17	SUITE 017	1
0 RESIDENT	TYPE 0B-1	290.00	LEVEL 18	SUITE 018	1
TOTAL RESIDENTIAL UNITS					

2 ENLARGED FLOOR PLAN - UNIT TYPE 1B-1 (GARDEN HOUSE SUITE)
1/4" = 1'-0"

1 ENLARGED FLOOR PLAN - UNIT TYPE 0B-1
1/4" = 1'-0"



834 RAYMOND STREET
COQUITLAM, BRITISH COLUMBIA, V3J 4J6
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WALL FINANCIAL CORPORATION
1010 BURNBROOK STREET
VANCOUVER
BRITISH COLUMBIA
V6Z 2B5



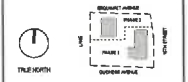
COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2020



ISSUED

ISSUED FOR COMBINED RZ/DP 2020-03-08
RE-ISSUED FOR COMBINED RZ/DP 2020-04-24

NORTH ARROW / KEY PLAN



PROJECT

WALL AMBLESIDE - INFILL TOWER
1552 ESQUIMAULT AVE. WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

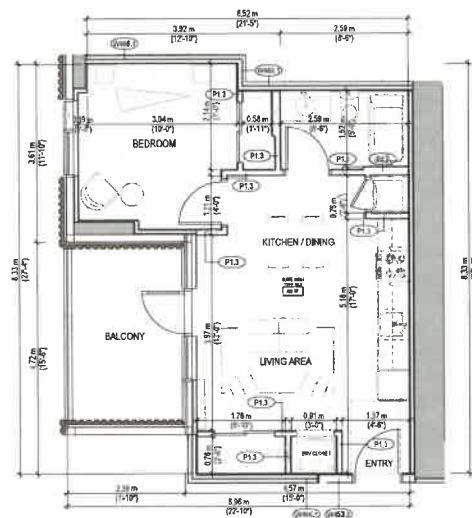
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ENLARGED FLOOR PLANS -
0- AND 1-BED UNIT TYPES
0B-1/1B-1/1B-2/1B-3

SHEET NUMBER

PROJECT # 2301
DRAWN TEAM
CHECKED JG
DPa.2.51

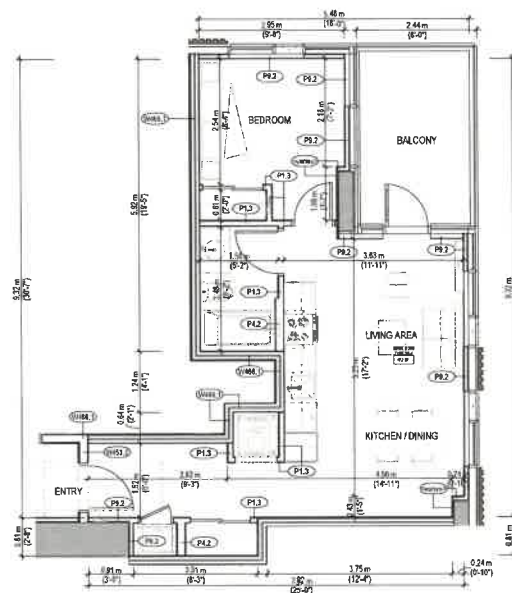
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2 ENLARGED PLAN - UNIT 1B-5
1/4" = 1'-0"

RESIDENTIAL UNIT SUMMARY - UNIT TYPE 1B-6

OCCUPANCY	USER TYPE	AREA	LEVEL	DATE NUMBER	COUNT
1 RESIDENT	TYPE 100	402 EF	LEVEL 10	5/27/2012	1
1 RESIDENT	TYPE 100	402 EF	LEVEL 11	5/27/2012	1
1 RESIDENT	TYPE 100	402 EF	LEVEL 12	5/27/2012	1
1 RESIDENT	TYPE 100	402 EF	LEVEL 13	5/27/2012	1
1 RESIDENT	TYPE 100	402 EF	LEVEL 14	5/27/2012	1
1 RESIDENT	TYPE 100	402 EF	LEVEL 15	5/27/2012	1
1 RESIDENT	TYPE 100	402 EF	LEVEL 16	5/27/2012	1
1 RESIDENT	TYPE 100	402 EF	LEVEL 17	5/27/2012	1
1 RESIDENT	TYPE 100	402 EF	LEVEL 18	5/27/2012	1
TOTAL RESIDENTIAL UNITS					9



1 ENLARGED PLAN - UNIT TYPE 1B-4
1/4" = 1'-0"

RESIDENTIAL UNIT SUMMARY - UNIT TYPE 1B-

EQUIPMENT	UNIT TYPE	AREA	LEVEL	SURF NUMBER	COUNT
1 RED-10AT	TYPE 10A	<250	LEVEL 20	SURF 205	1
1 RED-10AT	TYPE 10A	<250	LEVEL 20	SURF 206	1
1 RED-10AT	TYPE 10A	<250	LEVEL 20	SURF 207	1
1 RED-10AT	TYPE 10A	<250	LEVEL 20	SURF 208	1
1 RED-10AT	TYPE 10A	<250	LEVEL 20	SURF 209	1
1 RED-10AT	TYPE 10A	<250	LEVEL 20	SURF 210	1
1 RED-10AT	TYPE 10A	<250	LEVEL 20	SURF 211	1
1 RED-10AT	TYPE 10A	<250	LEVEL 20	SURF 212	1
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1 RED-10AT	TYPE 10A	<250	LEVEL 20	SURF 214	1
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1 RED-10AT	TYPE 10A	<250	LEVEL 20	SURF 218	1
1 RED-10AT	TYPE 10A	<250	LEVEL 20	SURF 219	1
1 RED-10AT	TYPE 10A	<250	LEVEL 20	SURF 220	1
1 RED-10AT	TYPE 10A	<250	LEVEL 20	SURF 221	1
1 RED-10AT	TYPE 10A	<250	LEVEL 20	SURF 222	1
1 RED-10AT	TYPE 10A	<250	LEVEL 20	SURF 223	1
1 RED-10AT	TYPE 10A	<250	LEVEL 20	SURF 224	1
1 RED-10AT	TYPE 10A	<250	LEVEL 20	SURF 225	1
1 RED-10AT	TYPE 10A	<250	LEVEL 20	SURF 226	1
1 RED-10AT	TYPE 10A	<250	LEVEL 20	SURF 227	1
1 RED-10AT	TYPE 10A	<250	LEVEL 20	SURF 228	1
1 RED-10AT	TYPE 10A	<250	LEVEL 20	SURF 229	1
1 RED-10AT	TYPE 10A	<250	LEVEL 20	SURF 230	1
1 RED-10AT	TYPE 10A	<250	LEVEL 20	SURF 231	1
1 RED-10AT	TYPE 10A	<250	LEVEL 20	SURF 232	1
1 RED-10AT	TYPE 10A	<250	LEVEL 20	SURF 233	1
1 RED-10AT	TYPE 10A	<250	LEVEL 20	SURF 234	1
1 RED-10AT	TYPE 10A	<250	LEVEL 20	SURF 235	1
1 RED-10AT	TYPE 10A	<250	LEVEL 20	SURF 236	1
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NORTH ARROW / KEYPLAN



PROJECT

WALL AMBLESIDE • INFILL TOWER
1552 ESQUIMALT AVE. WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE

ENLARGED FLOOR PLANS -
1-BED UNIT TYPES 1B-4/1B-5

SHEET NUMBER

PROJECT #	2301	BB-252
DATE	11/11/01	

DRAWN	TEAM	DPa.2.52
CHECKED	JG	

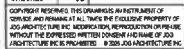
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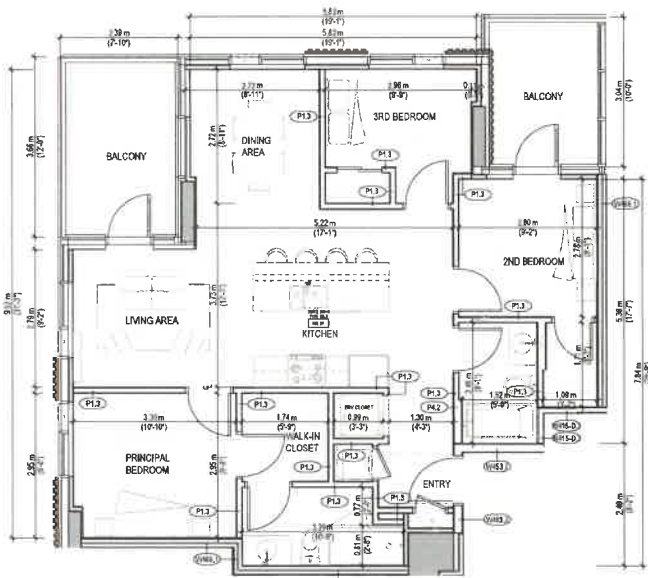
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OCCUPANCY	UNIT TYPE	AREA	LEVEL	WATER NUMBER	COUNT
2 BEC UNIT	TYPE 2B-1	762.4	LEVEL 01	SLUTTER 102	1
TOTAL RESIDENTIAL UNITS					1

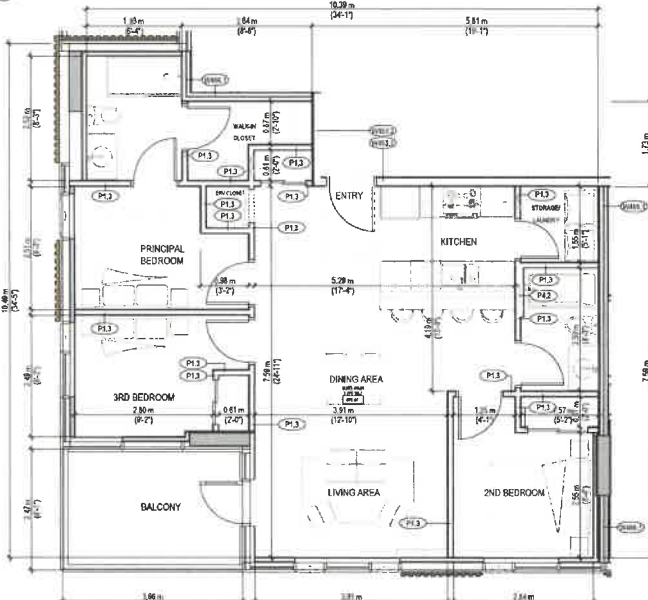




3 ENLARGED PLAN - UNIT 3B-3
1/4" = 1'-0"

RESIDENTIAL UNIT SUMMARY - UNIT TYPE 3B-3

OCCUPANCY	UNIT TYPE	AREA	LEVEL	SUITE NUMBER	COUNT
3 BED UNIT	TYPE 3B-3	886 SF	LEVEL 10	SUITE 1000	1
3 BED UNIT	TYPE 3B-3	886 SF	LEVEL 11	SUITE 1100	1
3 BED UNIT	TYPE 3B-3	886 SF	LEVEL 12	SUITE 1200	1
3 BED UNIT	TYPE 3B-3	886 SF	LEVEL 13	SUITE 1300	1
3 BED UNIT	TYPE 3B-3	886 SF	LEVEL 14	SUITE 1400	1
3 BED UNIT	TYPE 3B-3	886 SF	LEVEL 15	SUITE 1500	1
3 BED UNIT	TYPE 3B-3	886 SF	LEVEL 16	SUITE 1600	1
3 BED UNIT	TYPE 3B-3	886 SF	LEVEL 17	SUITE 1700	1
3 BED UNIT	TYPE 3B-3	886 SF	LEVEL 18	SUITE 1800	1
3 BED UNIT	TYPE 3B-3	886 SF	LEVEL 19	SUITE 1900	1
TOTAL RESIDENTIAL UNITS					9



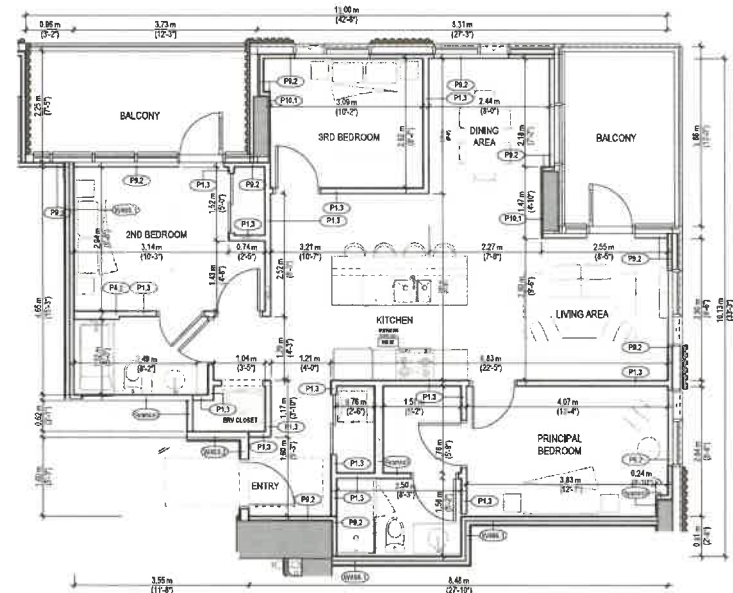
2 ENLARGED PLAN - UNIT 3B-2
1/4" = 1'-0"

RESIDENTIAL UNIT SUMMARY - UNIT TYPE 3B-1

OCCUPANCY	UNIT TYPE	AREA	LEVEL	SUITE NUMBER	COUNT
3 BED UNIT	TYPE 3B-1	886 SF	LEVEL 10	SUITE 1000	1

RESIDENTIAL UNIT SUMMARY - UNIT TYPE 3B-2

OCCUPANCY	UNIT TYPE	AREA	LEVEL	SUITE NUMBER	COUNT
3 BED UNIT	TYPE 3B-2	886 SF	LEVEL 10	SUITE 1000	1
3 BED UNIT	TYPE 3B-2	886 SF	LEVEL 11	SUITE 1100	1
3 BED UNIT	TYPE 3B-2	886 SF	LEVEL 12	SUITE 1200	1
3 BED UNIT	TYPE 3B-2	886 SF	LEVEL 13	SUITE 1300	1
3 BED UNIT	TYPE 3B-2	886 SF	LEVEL 14	SUITE 1400	1
3 BED UNIT	TYPE 3B-2	886 SF	LEVEL 15	SUITE 1500	1
3 BED UNIT	TYPE 3B-2	886 SF	LEVEL 16	SUITE 1600	1
3 BED UNIT	TYPE 3B-2	886 SF	LEVEL 17	SUITE 1700	1
3 BED UNIT	TYPE 3B-2	886 SF	LEVEL 18	SUITE 1800	1
3 BED UNIT	TYPE 3B-2	886 SF	LEVEL 19	SUITE 1900	1
TOTAL RESIDENTIAL UNITS					9



1 ENLARGED PLAN - UNIT TYPE 3B-1
1/4" = 1'-0"



438 HAYWARD STREET
COQUITLAM, BRITISH COLUMBIA, V3J 4J8
J&G@JGArchitecture.com

WALL FINANCIAL CORPORATION
1030 BURNARD STREET
VANCOUVER
BRITISH COLUMBIA
V6Z 3B9



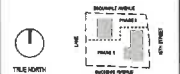
COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2026



ISSUED

ISSUED FOR COMBINED RZ/DP 2026-03-09
RE-APPLIED FOR COMBINED RZ/DP 2026-04-24

NORTH ARROW / KEY PLAN



PROJECT

WALL AMBLESIDE - INFILL TOWER
1552 ESQUIMALT AVE. WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE

ENLARGED FLOOR PLANS -
3-BED UNIT TYPES
3B-1/3B-2/3B-3

SHEET NUMBER

PROJECT # 2331
DRAWN TEAM
CHECKED JG

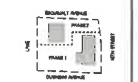
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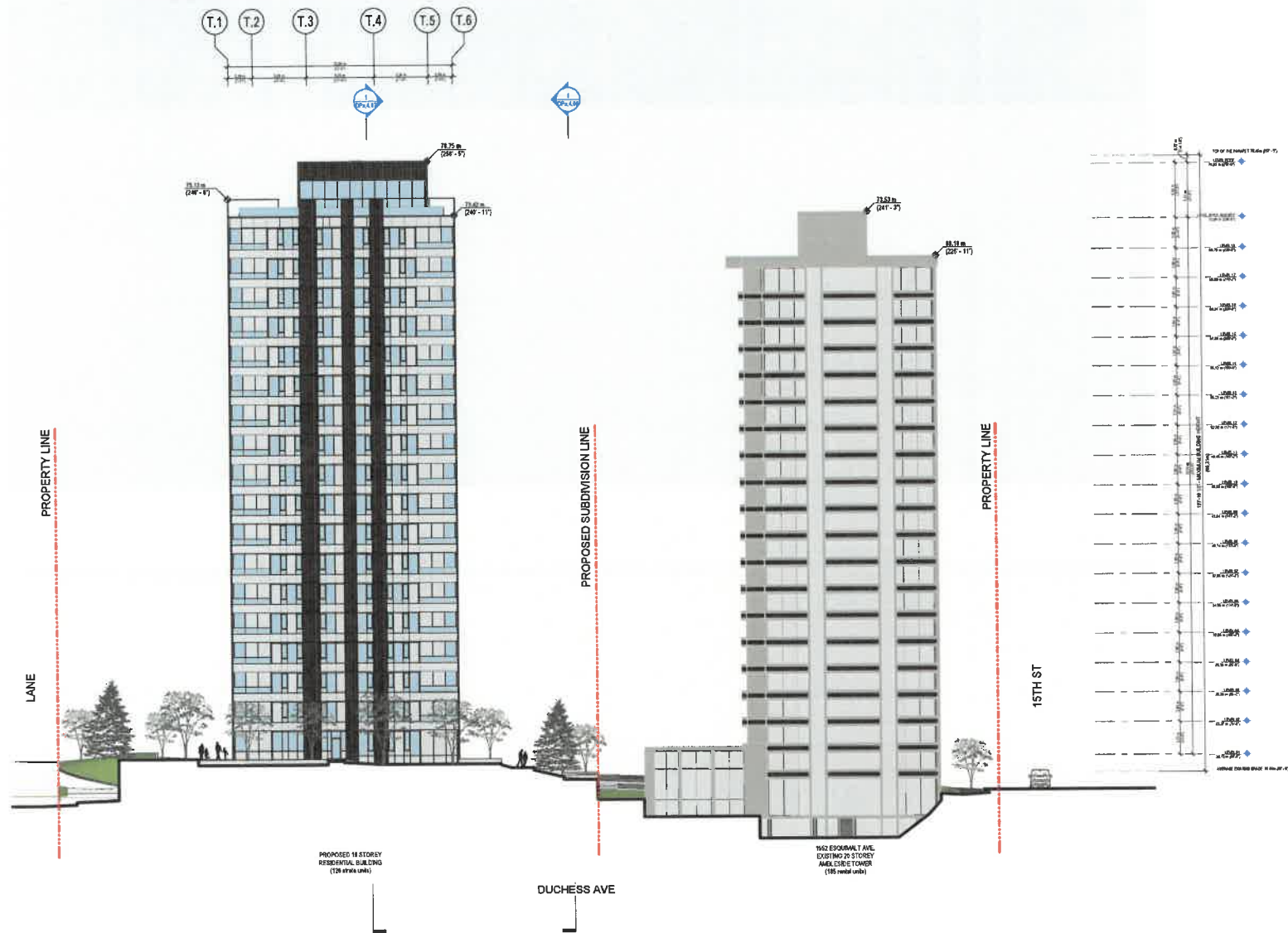


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1 OVERALL BUILDING ELEVATION - NORTH
1/16" = 1'-0"





1 OVERALL BUILDING ELEVATION - SOUTH
1/8" = 1'-0"

J&G
ARCHITECTURE
438 RAYMOND STREET
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403.672.0000
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WALL FINANCIAL CORPORATION
1070 BURNARD STREET
VANCOUVER
BRITISH COLUMBIA
V6C 2S2

Wall
FINANCIAL CORPORATION

COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2026



ISSUED

ISSUED FOR COMBINED RZ/DP 2024-03-08
RE-ISSUED FOR COMBINED RZ/DP 2024-04-24

NORTH ARROW / KEYPLAN



PROJECT

WALL AMBLESIDE - INFILL TOWER
1552 ESQUIMALT AVE. WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE

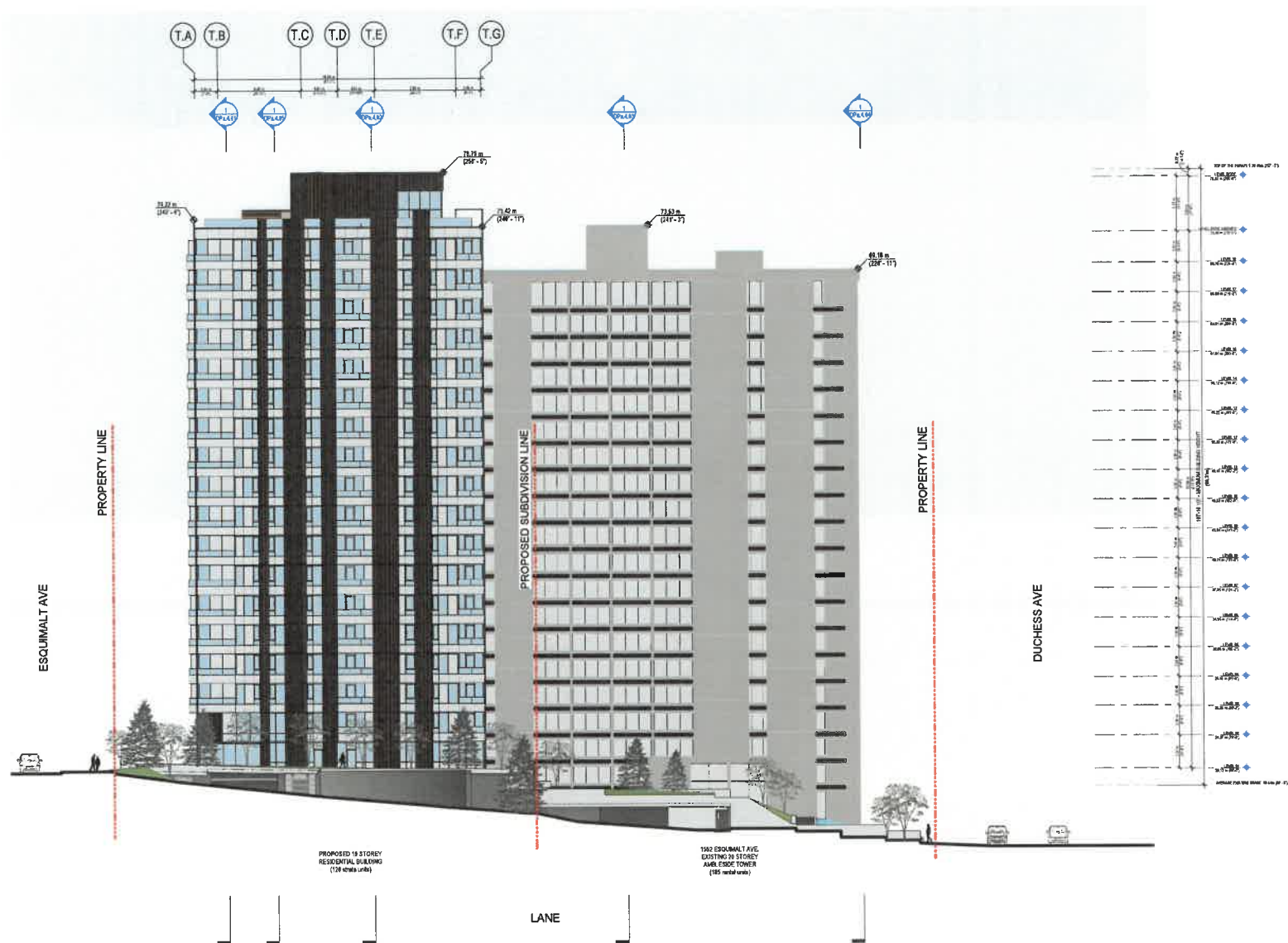
OVERALL BUILDING
ELEVATION - SOUTH

SHEET NUMBER

PROJECT # 2201
DRAWN TEAM
CHECKED JO

DPa.3.03

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1 OVERALL BUILDING ELEVATION - WEST
1/16" = 1'-0"

J&G ARCHITECTURE
430 RAYMOND STREET
COQUITLAM, BRITISH COLUMBIA, V3J 4J6
(604) 670-0000

WALL FINANCIAL CORPORATION
1010 BROADWAY STREET
VANCOUVER
BRITISH COLUMBIA
V6Z 2G9

Wall
FINANCIAL CORPORATION

COMBINED RZ / DP APPLICATION
APRIL 24TH, 2026

ISSUED
ISSUED FOR COMBINED RZ/DP 2026-03-09
RE-ASSUED FOR COMBINED RZ/DP 2026-04-24

NORTH ARROW / KEYPLAN

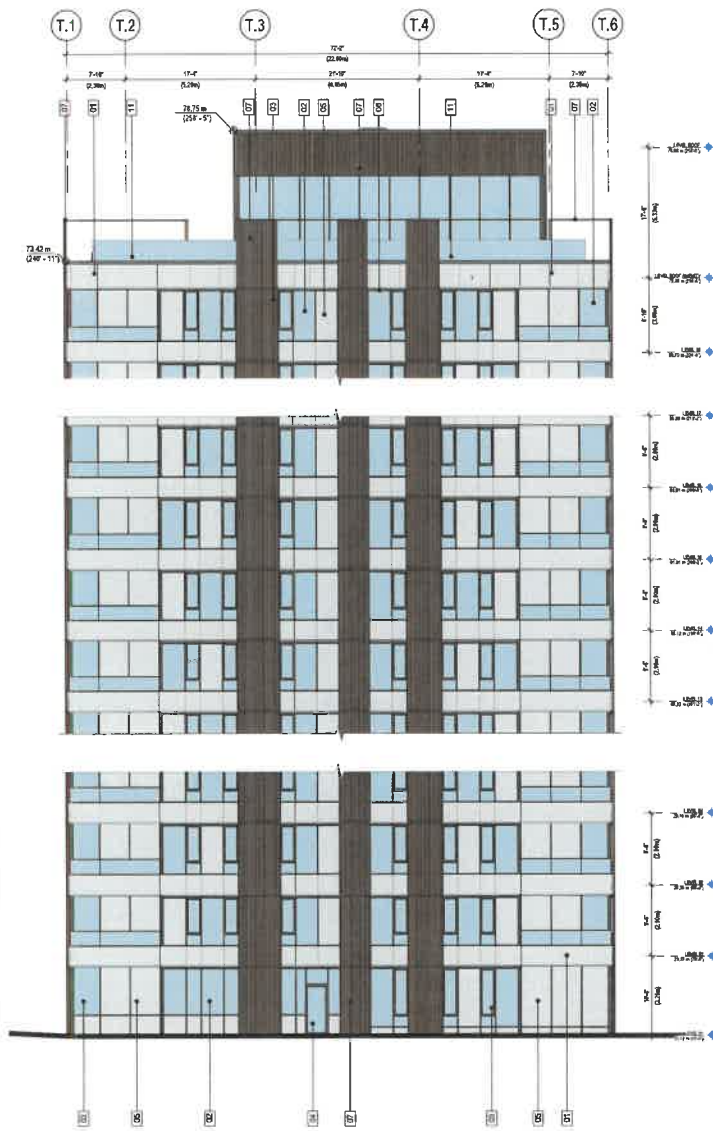
PROJECT
WALL AMBLESIDE - INFILL TOWER
1552 ESQUIMALT AVE. WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE
OVERALL BUILDING ELEVATION - WEST

SHEET NUMBER
PROJECT # 2301
DRAWN TEAM
CHECKED JG
DPa.3.04

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2 ENLARGED BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



1 ENLARGED BUILDING ELEVATION - WEST
1/8" = 1'-0"

- MATERIAL LEGEND**
- 01 ALUMINUM CLADDING PANEL (MATT WHITE FINISH)
 - 02 WINDOW WALL - GLAZING SYSTEM - IGU (CLEAR)
 - 03 WINDOW WALL - GLAZING SYSTEM - OPERABLE WINDOW IGU (CLEAR)
 - 04 WINDOW WALL - GLAZING SYSTEM - DOOR - ALUM. FRAMED GLASS PANEL (CLEAR)
 - 05 WINDOW WALL - GLAZING SYSTEM - SPANDREL GLAZING (ADD EVOH - WHITE FINISH)
 - 06 WINDOW WALL - GLAZING SYSTEM - ALUMINUM FRAME (CHARCOAL)
 - 07 FLUTED ALUMINUM CLADDING PANEL (LIGHT BROWN FINISH)
 - 08 PAINTED CONCRETE (LIGHT BROWN FINISH)
 - 09 CONCRETE RETAINING WALL AT PARKADE ENTRY (CLEAR FINISH)
 - 10 CONCRETE RETAINING WALL (CLEAR FINISH)
 - 11 RAILING - ALUM. FRAME WITH GLAZING PANEL (CLEAR)
 - 12 ARCHITECTURAL LOUNGE (LIGHT BROWN)



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J&G@JGArchitecture.com

Wall
FINANCIAL CORPORATION

COMBINED R2 / DP
APPLICATION
APRIL 24TH, 2025



ISSUED
ISSUED FOR COMBINED R2/DP 2024-04-24
RE-ASSUED FOR COMBINED R2/DP 2024-04-24

NORTH ARROW / KEY PLAN



WALL AMBLESIDE - INFILL TOWER
1552 ESQUIMALT AVE, WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

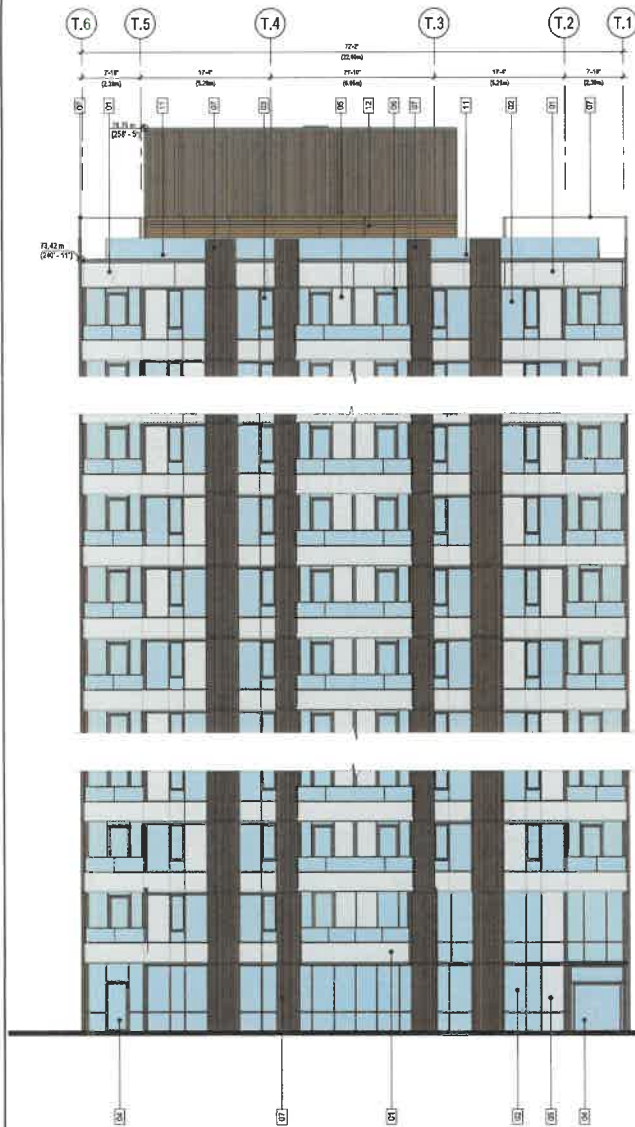
TITLE

ENLARGED BUILDING
ELEVATION - SOUTH / WEST

SHEET NUMBER

PROJECT # 2201
DRAWN TEAM
CHECKED JG

DPa.3.51
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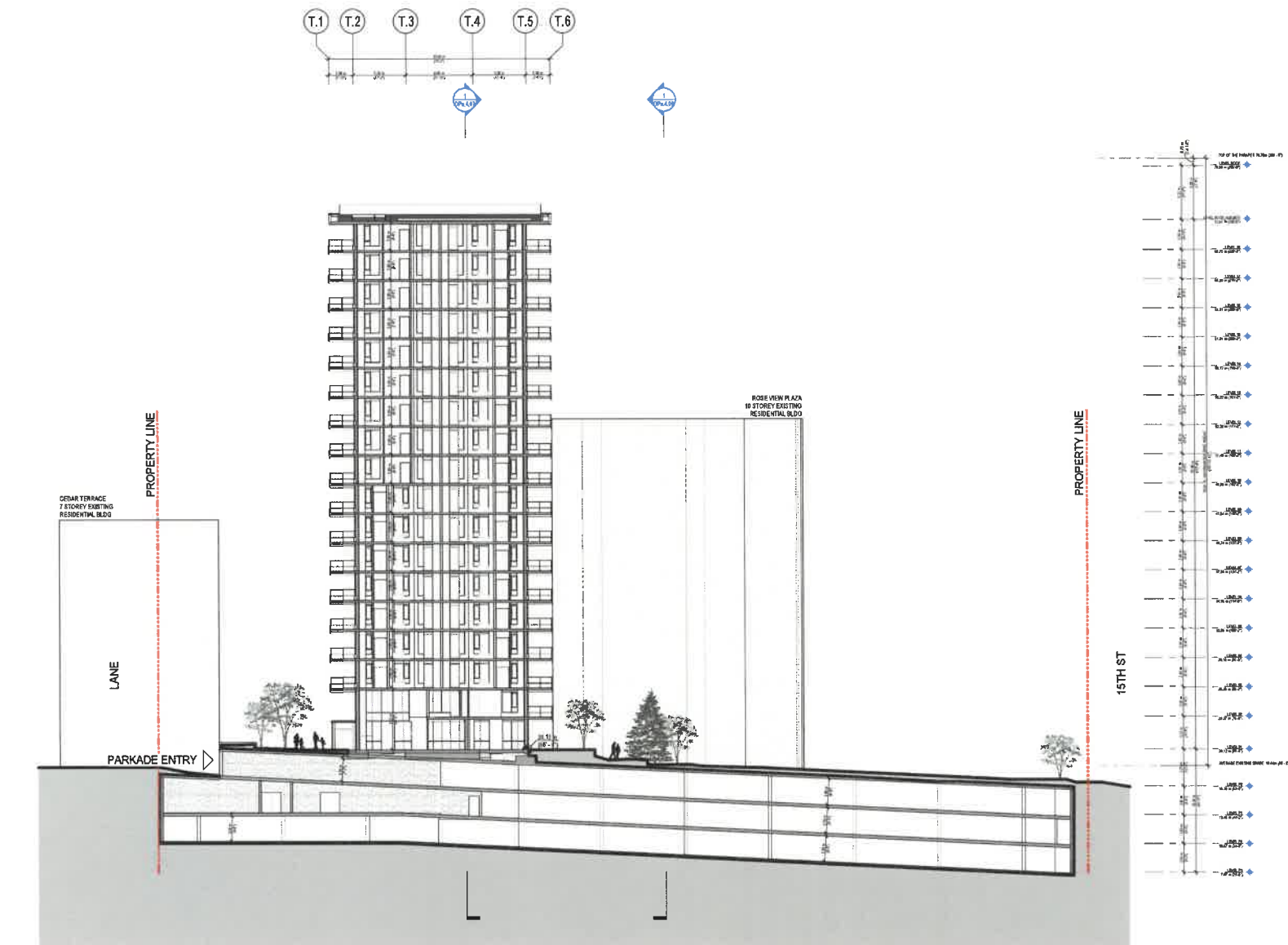
2 ENLARGED BUILDING ELEVATION - NORTH
1/8" = 1'-0"



1 ENLARGED BUILDING ELEVATION - EAST
1/8" = 1'-0"

- MATERIAL LEGEND**
- 01 ALUMINUM GLAZING PANEL (MATT WHITE FINISH)
 - 02 WINDOW WALL - GLAZING SYSTEM - IGU (CLEAR)
 - 03 WINDOW WALL - GLAZING SYSTEM - OPERABLE WINDOW IGU (CLEAR)
 - 04 WINDOW WALL - GLAZING SYSTEM - DOOR - ALUM. FRAMED GLASS PANEL (CLEAR)
 - 05 WINDOW WALL - GLAZING SYSTEM - SPANDREL GLAZING (ACID ETCH - WHITE FINISH)
 - 06 WINDOW WALL - GLAZING SYSTEM - ALUMINUM FRAME (CHARCOAL)
 - 07 FLUTED ALUMINUM GLAZING PANEL (LIGHT BROWN FINISH)
 - 08 PAINTED CONCRETE (LIGHT BROWN FINISH)
 - 09 CONCRETE REINFORCING WALL AT PARKADE ENTRY (CLEAR FINISH)
 - 10 CONCRETE REINFORCING WALL (CLEAR FINISH)
 - 11 SAILING - ALUM. FRAME WITH GLAZING PANEL (CLEAR)
 - 12 ARCHITECTURAL LOUVER (LIGHT BROWN)





1 OVERALL BUILDING SECTION - EAST-WEST A
1/16" = 1'-0"

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BRITISH COLUMBIA
V6Z 2P9

Wall
FINANCIAL CORPORATION

COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2025



ISSUED
ISSUED FOR COMBINED RZ/DP 2025-03-09
REISSUED FOR COMBINED RZ/DP 2025-04-04

NORTH ARROW / KEYPLAN



PROJECT

WALL AMBLESIDE - INFILL TOWER
1502 ESQUIMALT AVE, WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE

OVERALL BUILDING
SECTION - EAST-WEST A

PROJECT #	2201	SHEET NUMBER
DRAWN	TEAM	DPa.4.01
CHECKED	JG	

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1 OVERALL BUILDING SECTION - EAST-WEST B
1/8" = 1'-0"

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2024@J&GArchitecture.com

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1919 BURNARD STREET
VANCOUVER
BRITISH COLUMBIA
V6Z 2Y5

Wall
FINANCIAL CORPORATION

COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2026



ISSUED

ISSUED FOR COMBINED RZ/DP 2024-02-04
RE-ISSUED FOR COMBINED RZ/DP 2024-04-24

NORTH ARROW / KEYPLAN



PROJECT

WALL AMBLESIDE - INFILL TOWER
1502 ESQUIMALT AVE, WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE

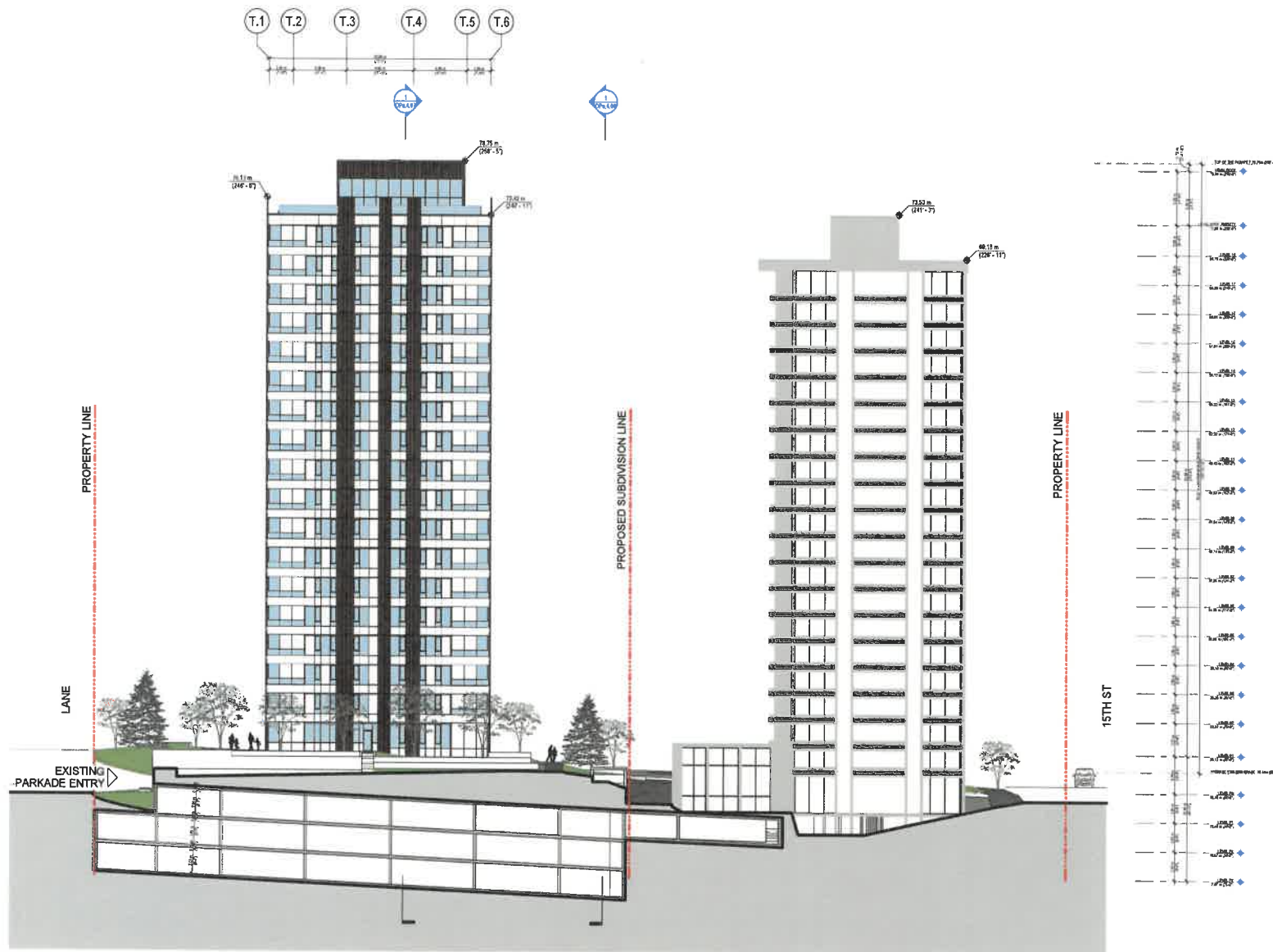
OVERALL BUILDING
SECTION - EAST-WEST B

SHEET NUMBER

PROJECT #	2301
DRAWN	TEAM
CHECKED	JG

DPa.4.02

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1 OVERALL BUILDING SECTION - EAST-WEST C
1/16" = 1'-0"

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VANCOUVER
BRITISH COLUMBIA
V6Z 2B8

Wall
FINANCIAL CORPORATION

COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2026



ISSUED

ISSUED FOR COMBINED RZ/DP 2525-04-04
RE-ISSUED FOR COMBINED RZ/DP 2525-04-24

NORTH ARROW / KEYPLAN



PROJECT

WALL AMBLESIDE - INFILL TOWER
1562 ESQUIMAULT AVE. WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE

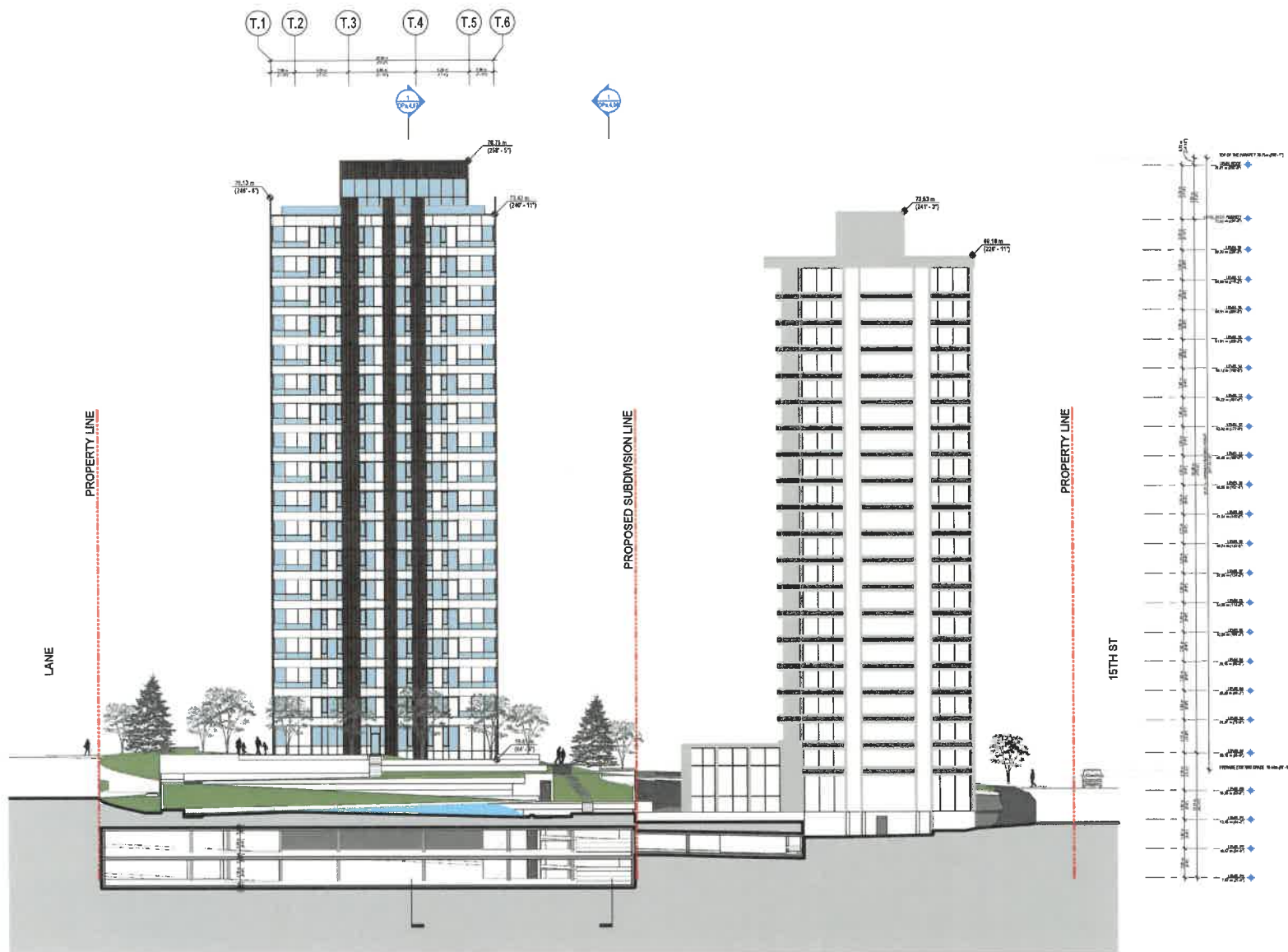
OVERALL BUILDING
SECTION - EAST-WEST C

SHEET NUMBER

PROJECT #	2201
DRAWN	TEAM
CHECKED	JG

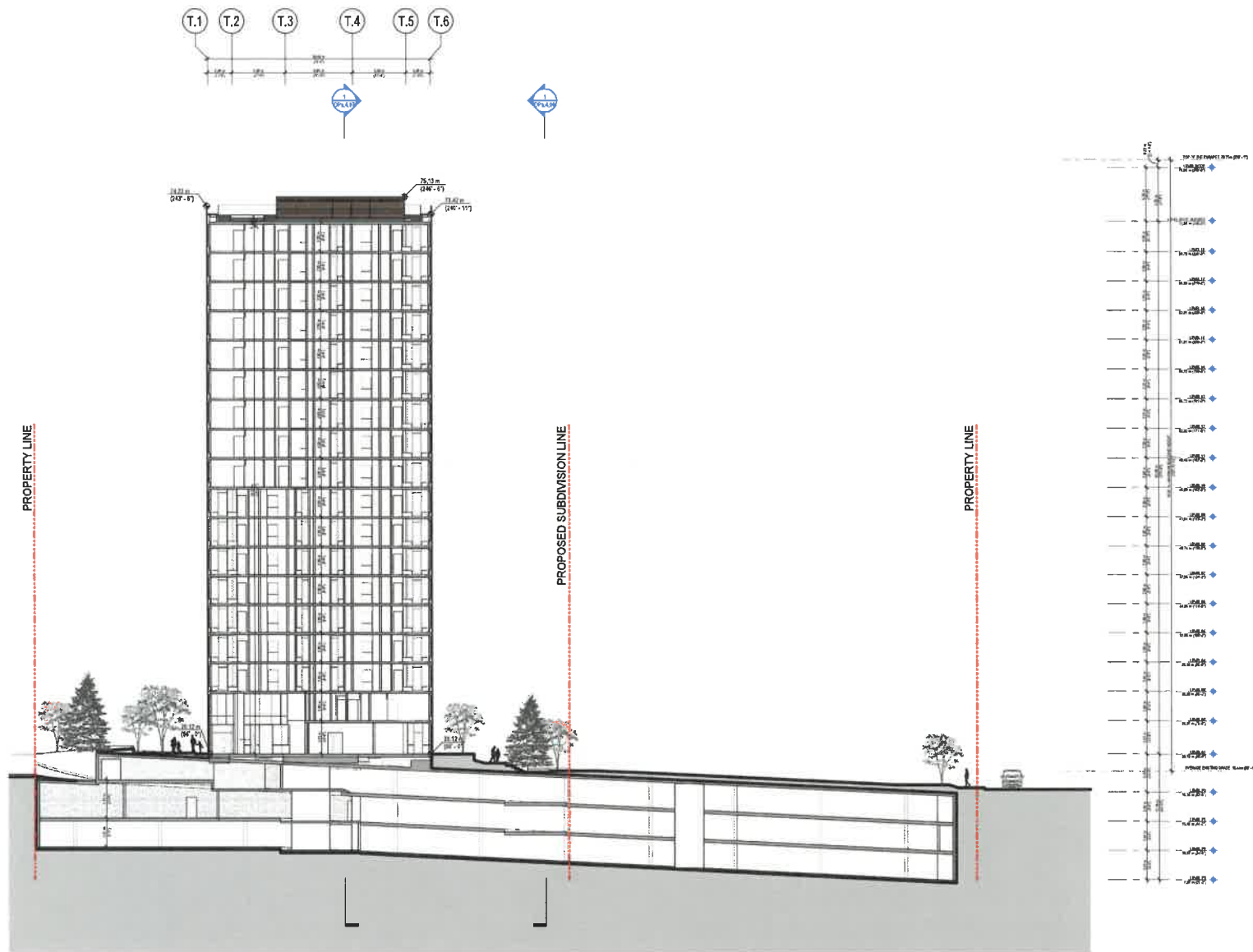
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1 OVERALL BUILDING SECTION - EAST-WEST D
1/16" = 1'-0"





1 OVERALL BUILDING SECTION - EAST-WEST E
1/16" = 1'-0"

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VANCOUVER
BRITISH COLUMBIA
V6Z 2P3

Wall
FINANCIAL CORPORATION

COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2016

ISSUED
ISSUED FOR COMBINED RZ/DP 2016-03-09
RE-ISSUED FOR COMBINED RZ/DP 2016-04-14

NORTH ARROW / KEYPLAN

PROJECT

WALL ANGLERIDGE - INFILL TOWER
1552 ESQUIMALT AVE. WEST
VANCOUVER, BRITISH COLUMBIA

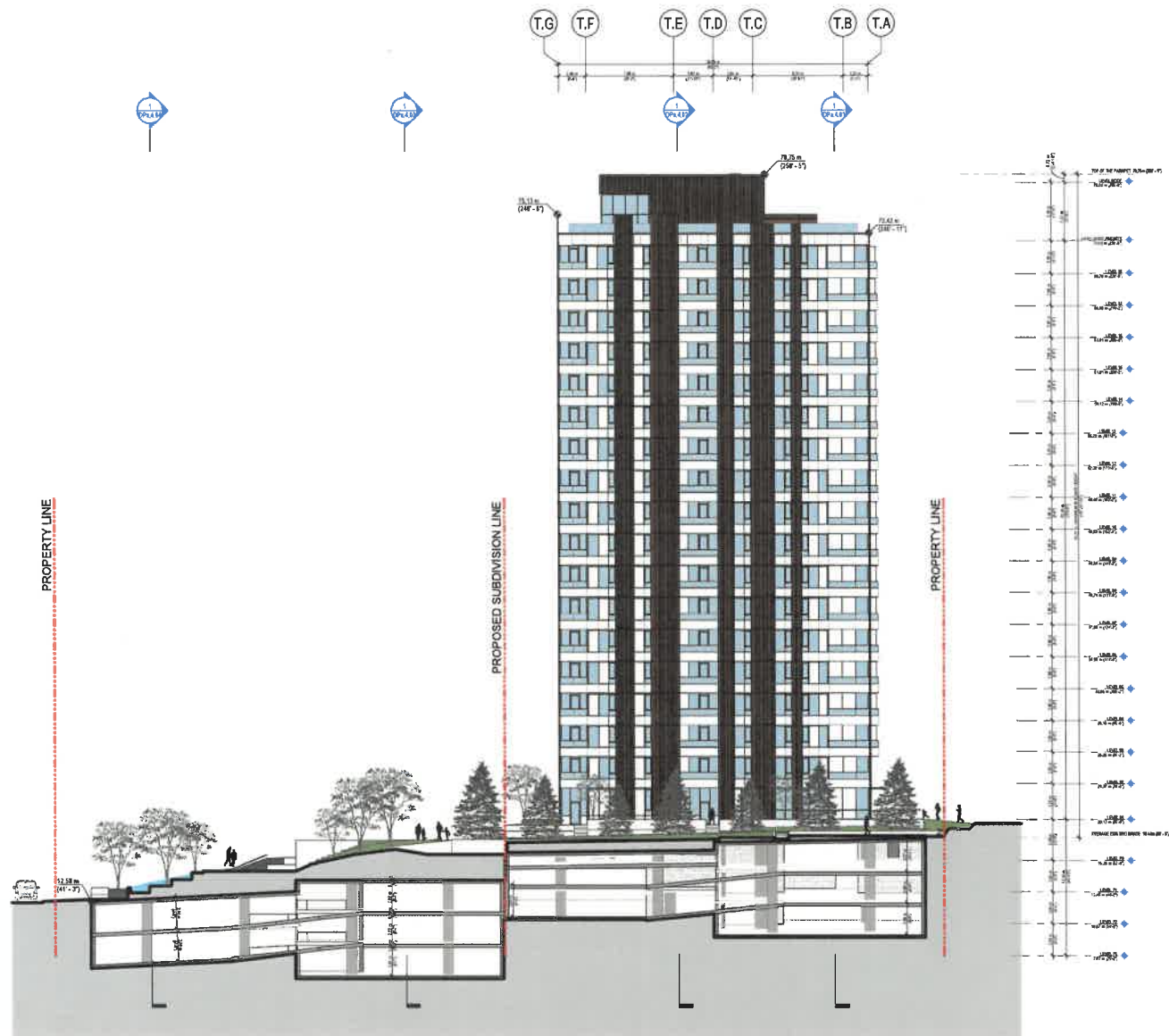
REVISIONS

TITLE
OVERALL BUILDING SECTION - EAST-WEST E

SHEET NUMBER
PROJECT # 2001
DRAWN TEAM
CHECKED JG

DPa.4.05

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1 OVERALL BUILDING SECTION - NORTH-SOUTH A
1/16" = 1'-0"

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VANCOUVER
BRITISH COLUMBIA
V6Z 2B9

Wall
FINANCIAL CORPORATION

COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2025



ISSUED

ISSUED FOR COMBINED RZ/DP 2025-03-08
RE-DESIGNED FOR COMBINED RZ/DP 2025-04-24

NORTH ARROW / KEY PLAN



PROJECT

WALL ANGLESIDE - INFILL TOWER
1552 COQUITLAM AVE. WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

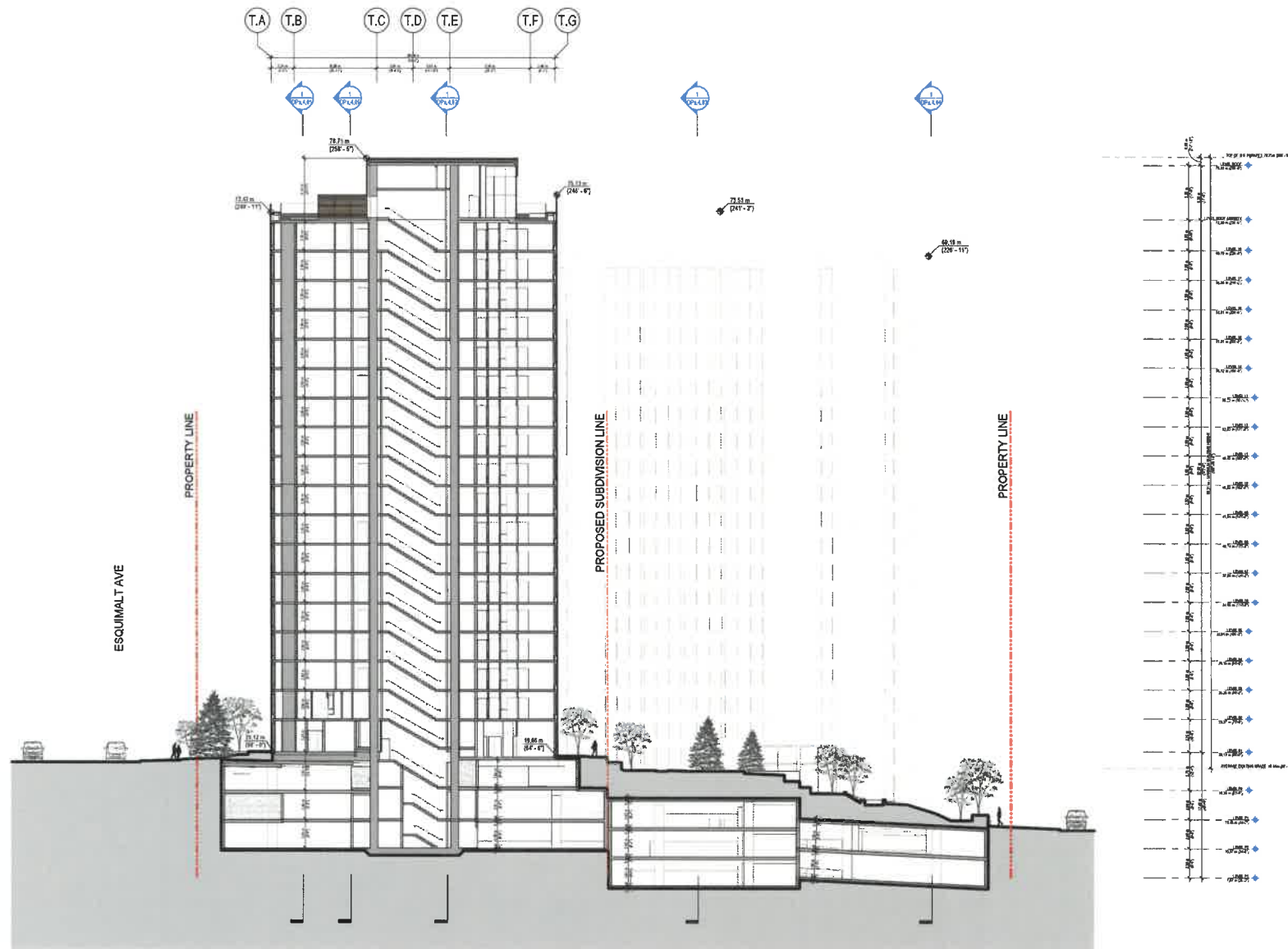
TITLE

OVERALL BUILDING
SECTION - NORTH-SOUTH A

SHEET NUMBER

PROJECT #	2301
DRAWN	TEAM
CHECKED	JG

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1 OVERALL BUILDING SECTION - NORTH-SOUTH B
1/16" = 1'-0"



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VANCOUVER
BRITISH COLUMBIA
V6Z 3G9



Wall
FINANCIAL CORPORATION

COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2026



ISSUED
ISSUED FOR COMBINED RZ/DP 2025-02-09
REDESIGNED FOR COMBINED RZ/DP 2025-04-24

NORTH ARROW / KEYPLAN



PROJECT

WALL AMBLESIDE - INFILL TOWER
1552 ESQUIMALT AVE, WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE

OVERALL BUILDING
SECTION - NORTH-SOUTH B

SHEET NUMBER

PROJECT #	2201
DRAWN	TEAM
CHECKED	JG

DPa.4.07

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3 DESIGN ELEMENT - ROOFTOP
12" = 1'-0"



2 DESIGN ELEMENT - ENTRANCE
12" = 1'-0"



1 DESIGN ELEMENT - FACADE
12" = 1'-0"

 838 BAYVIEW STREET COQUITLAM, BRITISH COLUMBIA V3J 4J6 JdG@JdGarchitect.com	
WALL FINANCIAL CORPORATION 1019 BURNARD STREET VANCOUVER BRITISH COLUMBIA V6Z 2R3	
Wall FINANCIAL CORPORATION	
COMBINED RZ / DP APPLICATION APRIL 24TH, 2026	
ISSUED	2025-03-09
ISSUED FOR COMBINED RZ/DP	2025-04-14
NORTH ARROW / KEYPLAN 	
PROJECT WALL AMBLESIDE - INFILL TOWER 1552 ESQUIMALT AVE, WEST VANCOUVER, BRITISH COLUMBIA	
REVISIONS	
TITLE RENDERING - DESIGN ELEMENTS	
SHEET NUMBER PROJECT # 2291 DRAWN TEAM CHECKED JO	
DPa.5.01	
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2025-04-21 17:26 PM
2025-04-21 17:26 PM
2025-04-21 17:26 PM



1 RENDERING - MASTERPLAN
12" = 1'-0"

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836 RAYMOND STREET
DOUGLASS, BRITISH COLUMBIA V2T 4J6
JENNIFER@jgarchitecture.com

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1910 BURGARD STREET
VANCOUVER
BRITISH COLUMBIA V6Z 2R5

Wall
FINANCIAL CORPORATION

COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2026

ISSUED
ISSUED FOR COMBINED RZ/DP 2026-02-08
REBUILT FOR COMBINED RZ/DP 2026-04-21

NORTH ARROW / KEYPLAN

PROJECT

WALL AMBLESIDE - INFILL TOWER
1562 ESQUIMALT AVE, WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE

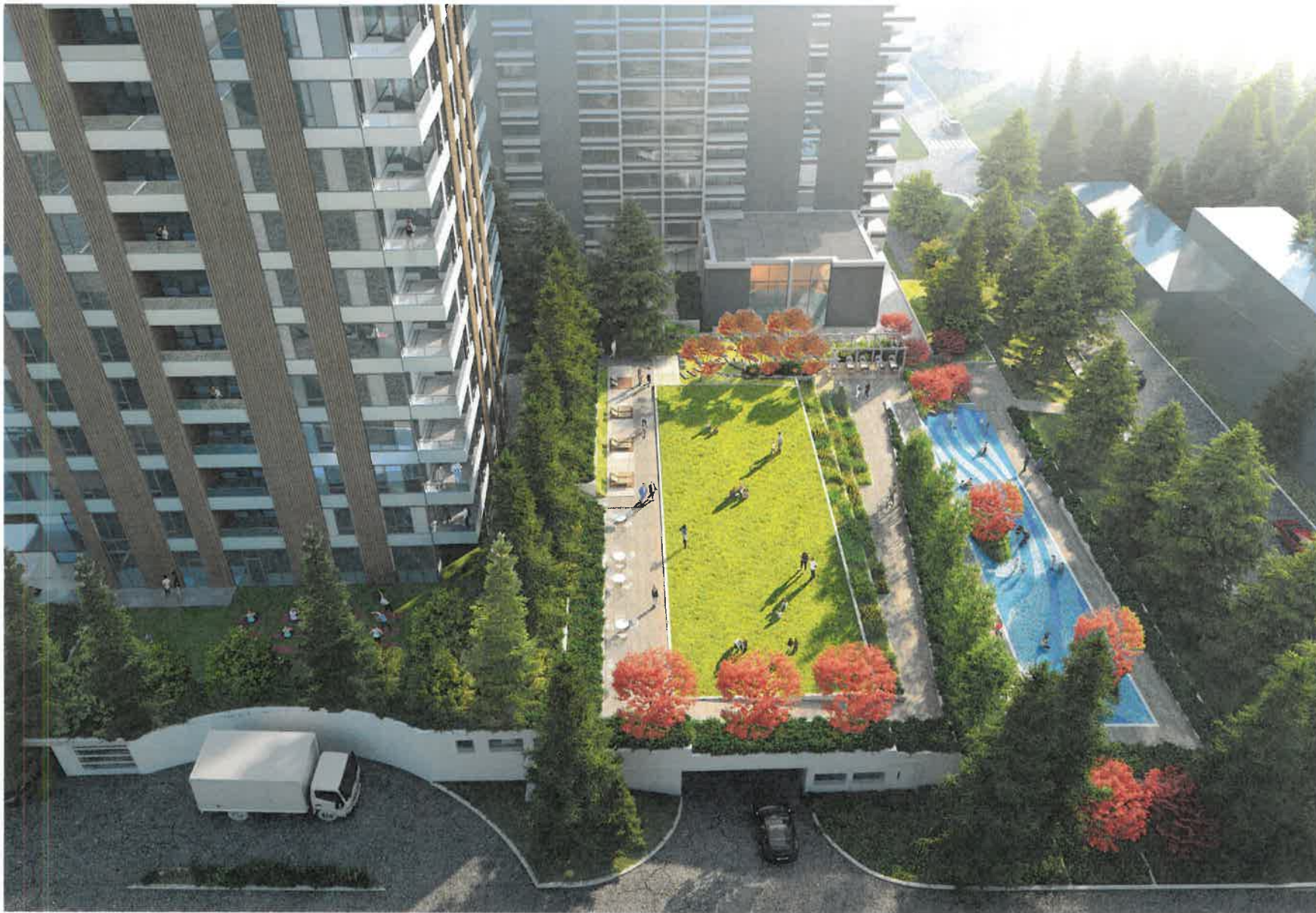
RENDERING - MASTERPLAN

SHEET NUMBER

PROJECT #	2301
DRAWN	RJA
CHECKED	AD

DPa.6.01

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1 RENDERING - VIEW FROM "WESTSHORE PLACE" LOOKING EAST
1/2" = 1'-0"

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J&G@J&Garchitects.com

Wall
FINANCIAL CORPORATION
1010 BURNARD STREET
VANCOUVER
BRITISH COLUMBIA
V6Z 2B8

Wall
FINANCIAL CORPORATION

COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2025



ISSUED

ISSUED FOR COMBINED RZ/DP 2024-02-08
REVISED FOR COMBINED RZ/DP 2024-04-24

NORTH ARROW / KEYPLAN



PROJECT

WALL AMBLESIDE - INFILL TOWER
1562 ESQUIMALT AVE, WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE

RENDERING - VIEW FROM
"WESTSHORE PLACE"
LOOKING EAST

SHEET NUMBER

PROJECT #	2501
DRAWN	N/A
CHECKED	JG

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1 RENDERING - STREET VIEW FROM DUCHESS AVE LOOKING NORTH/WEST
12" = 1'-0"

 J&G ARCHITECTURE 838 BAYVIEW STREET V6C 2A5 J&G@J&GARCHITECTURE.COM	
WALL FINANCIAL CORPORATION 1219 BURNARD STREET VANCOUVER BRITISH COLUMBIA V6Z 2B8	
Wall FINANCIAL CORPORATION	
COMBINED RZ / DP APPLICATION APRIL 24TH, 2026	
	
ISSUED	
ISSUED FOR COMBINED RZ/DP RE-ISSUED FOR COMBINED RZ/DP	2026-04-24 2026-04-24
NORTH ARROW / KEYPLAN	
	
PROJECT	
WALL AMBLESIDE - INFILL TOWER 1562 ESQUIMAULT AVE. WEST VANCOUVER, BRITISH COLUMBIA	
REVISIONS	
TITLE	
RENDERING - STREET VIEW FROM DUCHESS AVE LOOKING NORTHWEST	
SHEET NUMBER	
PROJECT # DRAWN CHECKED	2301 N/A JG
DPa.6.03	
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2017 WALL AMBESIDE - INFILL TOWER
2006-04-11 17:34 PM



1 RENDERING - VIEW FROM "ROSE VIEW PLAZA" LOOKING SOUTH
12" = 1'-0"

 J&G ARCHITECTURE 231 RAYMOND STREET COQUITLAM, BRITISH COLUMBIA, V3J 4J6 J&G@J&GARCHITECTURE.COM	
WALL FINANCIAL CORPORATION 1910 BURNARD STREET VANCOUVER BRITISH COLUMBIA V6E 2B9	
Wall FINANCIAL CORPORATION	
COMBINED RZ / DP APPLICATION APRIL 24TH, 2026	
	
ISSUED	
ISSUED FOR COMBINED RZ/DP	2026-02-09
REISSUED FOR COMBINED RZ/DP	2026-04-24
NORTH ARROW / KEYPLAN	
	
PROJECT	
WALL AMBESIDE - INFILL TOWER 1592 ESQUIMALT AVE. WEST VANCOUVER, BRITISH COLUMBIA	
REVISIONS	
TITLE	
RENDERING - VIEW FROM "ROSE VIEW PLAZA" LOOKING SOUTH	
SHEET NUMBER	
PROJECT #	2201
DRAWN	MA
CHECKED	JG
DPa.6.04	
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1 RENDERING - AERIAL VIEW FROM DUCHESS AVE AND THE LANE
12" = 1'-0"

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JdG@JdGArchitect.com

WALL FINANCIAL CORPORATION
1110 BURNARD STREET
VANCOUVER
BRITISH COLUMBIA
V6Z 2P8

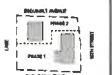
Wall
FINANCIAL CORPORATION

COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2025



ISSUED
REBUILT FOR COMBINED RZ/DP
RE-ISSUED FOR COMBINED RZ/DP

NORTH ARROW / KEYPLAN



PROJECT

WALL AMBLESIDE - INFILL TOWER
1502 ESQUIMALT AVE, WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE

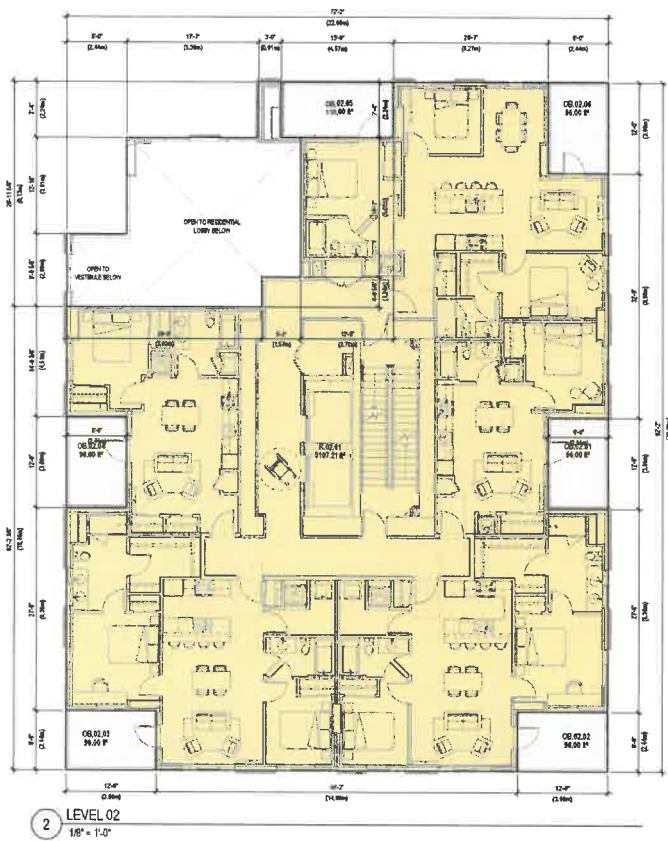
RENDERING - AERIAL VIEW
FROM DUCHESS AVE AND
THE LANE

SHEET NUMBER

PROJECT # 2301
DRAWN N/A
CHECKED JG

DPa.6.05

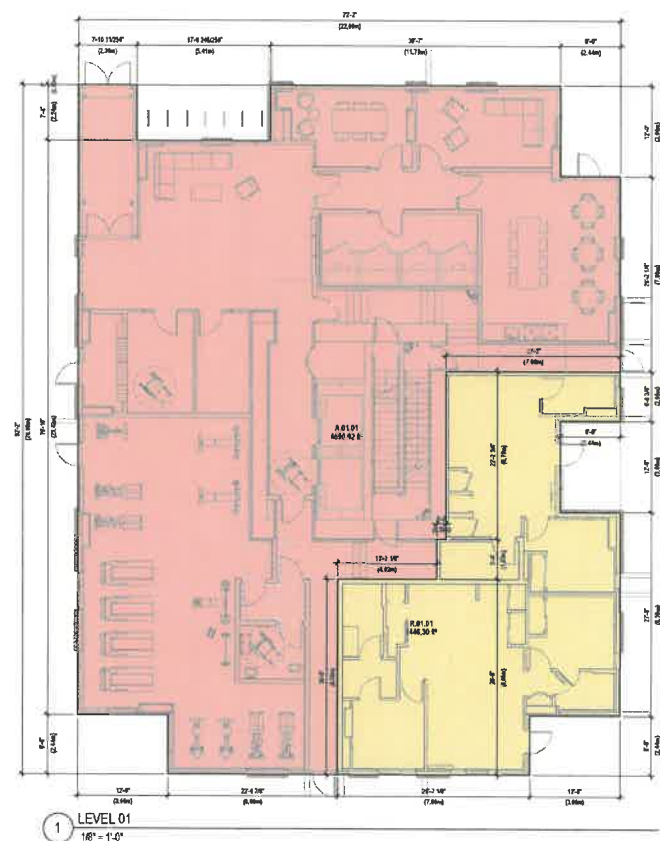
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RESIDENTIAL AREA SUMMARY - LEVEL 02			
RESIDENTIAL		5187.21 SF	
F&R AREA		5187.21 SF	
TOTAL GROSS FLOOR AREA		5187.21 SF	

RESIDENTIAL F&R AREA - LEVEL 02			
RESIDENTIAL	R 02.01	5187.21 SF	
TOTAL RESIDENTIAL F&R AREA		5187.21 SF	

OPEN BALCONY & NON OFA - LVL 02			
OPEN BALCONY	08.02.01	96.00 SF	
OPEN BALCONY	08.02.02	96.00 SF	
OPEN BALCONY	08.02.03	96.00 SF	
OPEN BALCONY	08.02.04	96.00 SF	
OPEN BALCONY	08.02.05	116.00 SF	
OPEN BALCONY	08.02.06	96.00 SF	
TOTAL RESIDENTIAL NON OFA BALCONY AREA		590.00 SF	



RESIDENTIAL AREA SUMMARY - LEVEL 01			
RESIDENTIAL		1446.30 SF	
F&R AREA		1446.30 SF	
AMENITY		4890.87 SF	
F&R EXCLUSION		4890.87 SF	
TOTAL GROSS FLOOR AREA		6137.22 SF	

RESIDENTIAL F&R AREA - LEVEL 01			
RESIDENTIAL	R 01.01	1446.30 SF	
TOTAL RESIDENTIAL F&R AREA		1446.30 SF	

AMENITY & EXCLUSION - LEVEL 01			
AMENITY	A 01.01	4890.87 SF	
TOTAL AMENITY EXCLUSION		4890.87 SF	



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J&G@J&Garchitect.com

WALL FINANCIAL CORPORATION
1010 BURNARD STREET
VANCOUVER
BRITISH COLUMBIA
V6Z 2B8



COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2005



ISSUED

ISSUED FOR COMBINED RZ/DP 2005-03-09

NORTH ARROW / KEY PLAN



PROJECT

WALL AMBESIDE - INFILL TOWER
1502 ESQUIMALT AVE. WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE

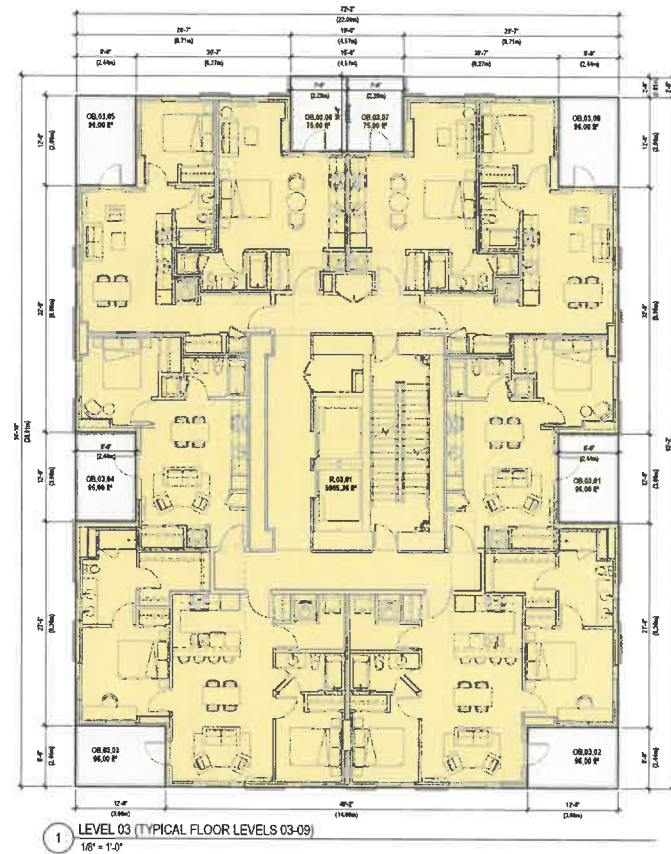
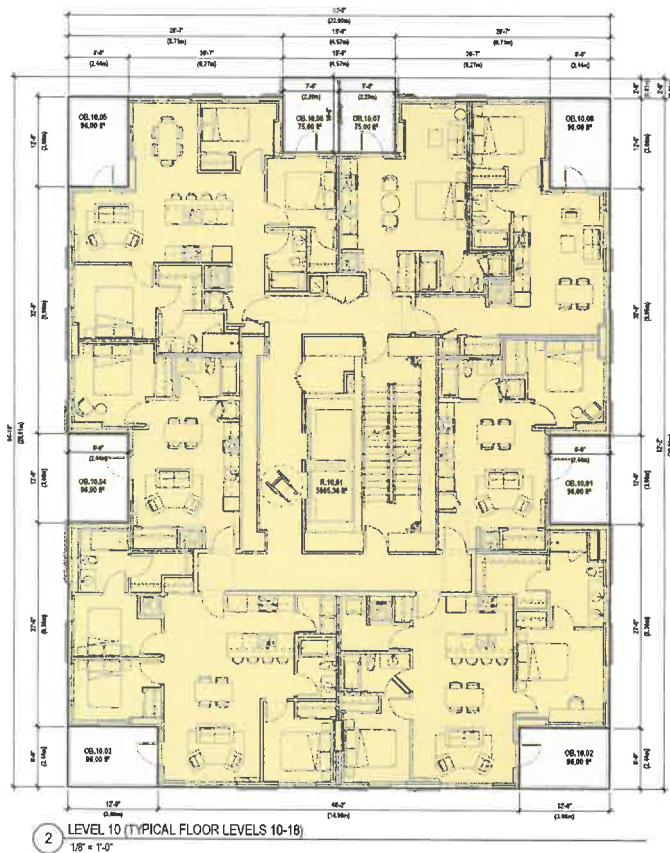
FAR PLAN - LEVELS 01 & 02

SHEET NUMBER

PROJECT # 2301
DRAWN DRW
CHECKED CHW

FAR-101

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WALL FINANCIAL CORPORATION
1910 BURNARD STREET
VANCOUVER
BRITISH COLUMBIA
V6L 2B9



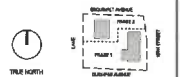
COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2006



ISSUED

ISSUED FOR COMBINED RZ/DP 2005-03-08

NORTH ARROW / KEY PLAN



PROJECT

WALL AMBLED- INFILL TOWER
1502 ESQUIMALT AVE. WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE

FAR PLAN - LEVELS 03 (TYP
FLOOR L03-09) & 10 (TYP
FLOOR L10-10)

SHEET NUMBER

PROJECT # 2001
DRAWN DRW
CHECKED CHW

FAR-102

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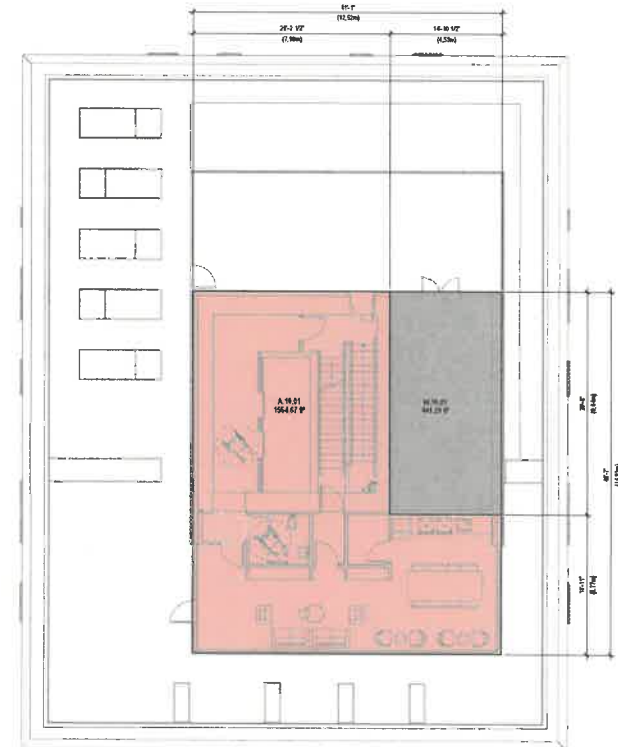
FSR CALCULATIONS

RESIDENTIAL LEVELS	RESIDENTIAL EXCLUSIONS					RESIDENTIAL FSR	RESIDENTIAL OPEN BALCONY
	RESIDENTIAL GFA	AMENITY R EXCLUSION	STORAGE R EXCLUSION	WALLS R EXCLUSION			
LEVEL B1	8132.22 SF	4882.50 SF	0.00 SF	0.00 SF	1448.30 SF	0.00 SF	0.00 SF
LEVEL B2	5182.21 SF	0.00 SF	0.00 SF	0.00 SF	5182.21 SF	580.00 SF	0.00 SF
LEVEL B3	5885.36 SF	0.00 SF	0.00 SF	0.00 SF	5885.36 SF	726.00 SF	0.00 SF
LEVEL B4	5885.36 SF	0.00 SF	0.00 SF	0.00 SF	5885.36 SF	726.00 SF	0.00 SF
LEVEL B5	5885.36 SF	0.00 SF	0.00 SF	0.00 SF	5885.36 SF	726.00 SF	0.00 SF
LEVEL B6	5885.36 SF	0.00 SF	0.00 SF	0.00 SF	5885.36 SF	726.00 SF	0.00 SF
LEVEL B7	5885.36 SF	0.00 SF	0.00 SF	0.00 SF	5885.36 SF	726.00 SF	0.00 SF
LEVEL B8	5885.36 SF	0.00 SF	0.00 SF	0.00 SF	5885.36 SF	726.00 SF	0.00 SF
LEVEL B9	5885.36 SF	0.00 SF	0.00 SF	0.00 SF	5885.36 SF	726.00 SF	0.00 SF
LEVEL B10	5885.36 SF	0.00 SF	0.00 SF	0.00 SF	5885.36 SF	726.00 SF	0.00 SF
LEVEL B11	5885.36 SF	0.00 SF	0.00 SF	0.00 SF	5885.36 SF	726.00 SF	0.00 SF
LEVEL B12	5885.36 SF	0.00 SF	0.00 SF	0.00 SF	5885.36 SF	726.00 SF	0.00 SF
LEVEL B13	5885.36 SF	0.00 SF	0.00 SF	0.00 SF	5885.36 SF	726.00 SF	0.00 SF
LEVEL B14	5885.36 SF	0.00 SF	0.00 SF	0.00 SF	5885.36 SF	726.00 SF	0.00 SF
LEVEL B15	5885.36 SF	0.00 SF	0.00 SF	0.00 SF	5885.36 SF	726.00 SF	0.00 SF
LEVEL B16	5885.36 SF	0.00 SF	0.00 SF	0.00 SF	5885.36 SF	726.00 SF	0.00 SF
LEVEL B17	5885.36 SF	0.00 SF	0.00 SF	0.00 SF	5885.36 SF	726.00 SF	0.00 SF
LEVEL B18	5885.36 SF	0.00 SF	0.00 SF	0.00 SF	5885.36 SF	726.00 SF	0.00 SF
LEVEL ROOF AMENITY	1554.67 SF	0.00 SF	0.00 SF	0.00 SF	441.29 SF	0.00 SF	0.00 SF
TOTAL	136746.17 SF	8245.50 SF	0.00 SF	0.00 SF	102500.58 SF	12206.00 SF	0.00 SF

FSR SUMMARY

PERMITTED		FSR AREA		PROVIDED	
FSR		FSR		FSR	
		DAY CARE		0.00 SF	
RESIDENTIAL		NO MAXIMUM		102500.58 SF	
		RETAIL		0.00 SF	
TOTAL		NO MAXIMUM		102500.58 SF	
OPEN BALCONY		OPEN BALCONY			
12% OF ALLOWABLE FSR		N/A		12206.00 SF	
		TOTAL		12206.00 SF	
		110% ALLOWABLE GFA		11.13%	

RESIDENTIAL AREA SUMMARY - LEVEL ROOF AMENITY	
MECHANICAL	441.29 SF
FSR R AREA	441.29 SF
AMENITY	1554.67 SF
FSR R EXCLUSION	1554.67 SF
TOTAL GROSS FLOOR AREA	1995.97 SF
AMENITY R EXCLUSION - LEVEL ROOF AMENITY	
AMENITY	1554.67 SF
TOTAL AMENITY EXCLUSION	1554.67 SF



1 LEVEL ROOF AMENITY
1/8" = 1'-0"

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VANCOUVER
BRITISH COLUMBIA
V6C 2S9

Wall
FINANCIAL CORPORATION

COMBINED RZ / DP
APPLICATION
APRIL 24TH, 2026

ISSUED FOR COMBINED RZ/DP 2026-02-08

NORTH ARROW / KEY PLAN

PROJECT

WALL AMBLESIDE - INFILL TOWER
1502 ESQUIMALT AVE, WEST
VANCOUVER, BRITISH COLUMBIA

REVISIONS

TITLE

FAR PLAN - LEVEL ROOF AMENITY & STATISTICS

SHEET NUMBER

PROJECT # 2201
DRAWN DRW
CHECKED CHK

FAR-103

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WALL AMBLESIDE INFILL TOWER

1552 ESQUIMALT AVENUE, WEST VANCOUVER BC

ISSUED FOR STAFF RESPONSE #1 TO REZONING/DEVELOPMENT PERMIT 2026.04.21

LANDSCAPE DRAWINGS

SCHEDULE C to DP 26-012



LANDSCAPE DRAWING LIST

L0.00	Cover page	NTS	L2.01	Tree Plan North	1/8" = 1'-0"
L1.01	Illustrative Landscape plan	1/16" = 1'-0"	L2.02	Tree Plan South	1/8" = 1'-0"
L1.02	Programming Images	NTS	L2.03	Planting Plan North	1/8" = 1'-0"
L1.03	Landscape Materials North	1/8" = 1'-0"	L2.04	Planting Plan South	1/8" = 1'-0"
L1.04	Landscape Materials South	1/8" = 1'-0"	L2.05	Planting Plan East	1/8" = 1'-0"
L1.05	Landscape Materials East w/ legend	1/8" = 1'-0"	L3.00	Sections	3/16" = 1'-0"
L1.06	Grading & Layout Plan North	1/8" = 1'-0"	L4.01	Details	
L1.07	Grading & Layout Plan South	1/8" = 1'-0"	L4.02	Details	
L1.08	Roof Plan: Materials	1/8" = 1'-0"			



Outdoor amenity decks with seating



Roof top social space for residents



Universally accessible multi-use path



Universally accessible multi-use path



Outdoor exercise areas



Great lawn for passive recreation and social gathering



Seating areas



Bamboo garden alongside ramp



Plaza seating



Play space utilizing slope

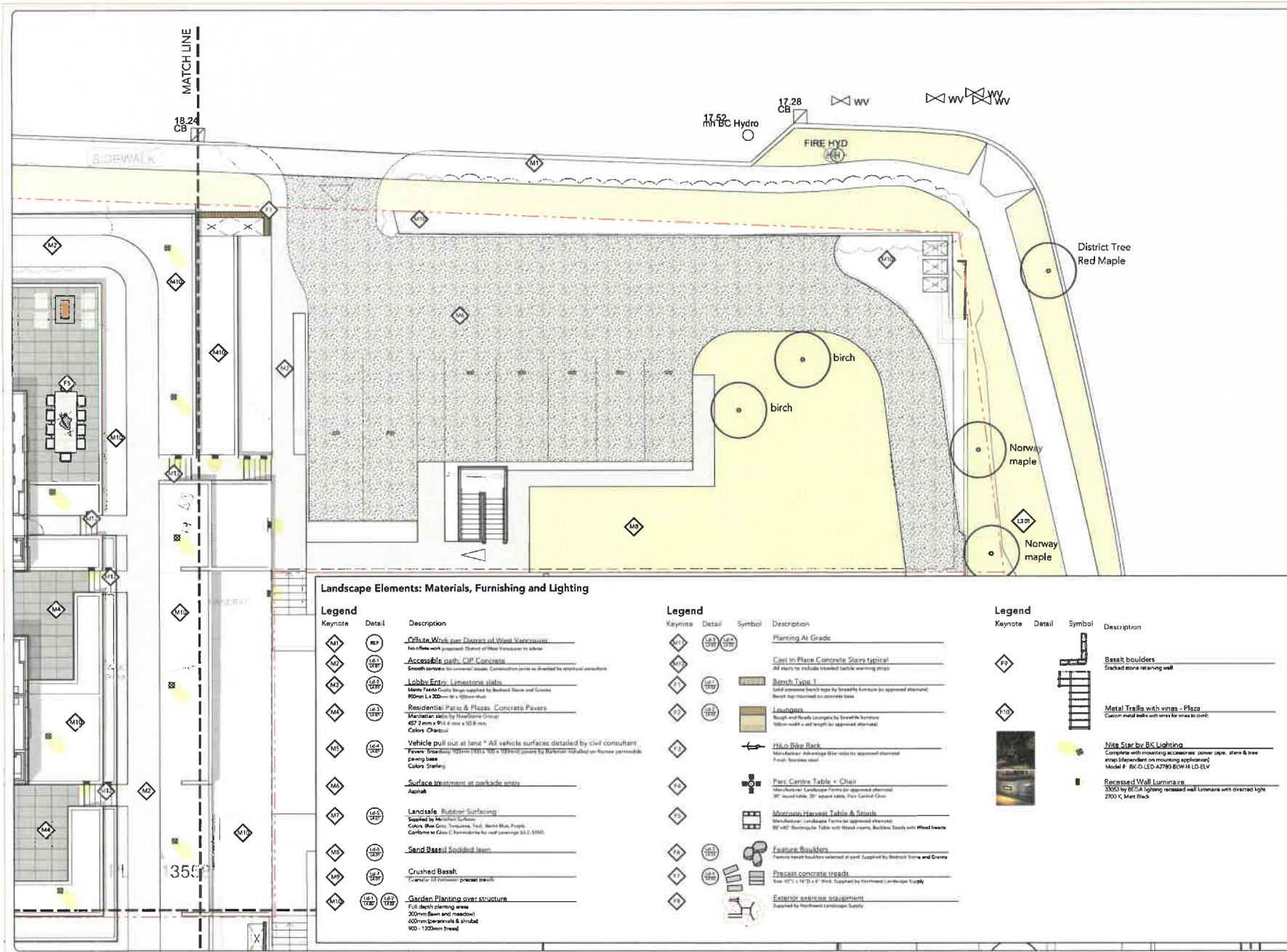


Physical play elements



Seating and gathering opportunities in amenity spaces

Issued: 01 Feb 09, 2025 combined RZCP 01 Apr 24, 2025 staff response #1		
By: bearmark design & landscape ltd. www.bearmarkdesign.com t 604.319.9346		
Project: WALL AMBLESIDE INFILL TOWER 1552 SQUIMMILT AVENUE WEST VANCOUVER BC		
Scale	NTS	Date Dec 2025
Drawn By	AP/BH/JW	
Project No	25050	
Drawing Title Programming Images		
Drawing No	L1.02	Drawing Size 22" x 34"



General Notes

General Landscaping:

All dimensions and elevations must be verified on site prior to commencing construction. Contact designer for any discrepancies between drawing and site conditions.

All work to be completed to Canadian Landscape Standards specifications.

All hard landscaping to have minimum 0.5% slope unless otherwise identified.

All soft-landscape surfaces to be sloped a minimum of 2% away from buildings unless otherwise identified.

General Planting:

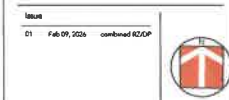
All specified plant material to meet the Canadian Landscape Standards specifications.

Minimum Growing Medium Depth:

- Sodded Lawn: 10"
- Shrub Area: 24"
- Trees: 36"

All sodded lawn to be sand-based unseeded.

All new trees to be staked as required for maximum stability.



By **bearmark** design & landscape ltd.
www.bearmarkdesign.com
1 800 219-9346

Project: **WALL AMBLESIDE INFILL TOWER**
1102 ESQUIMAULT AVENUE
WEST VANCOUVER BC

Scale: 1/8" = 1' Date: Dec 2025

Drawn By: AP/BJW/JW

Project No: 25050

Drawing Title: Landscape Materials East

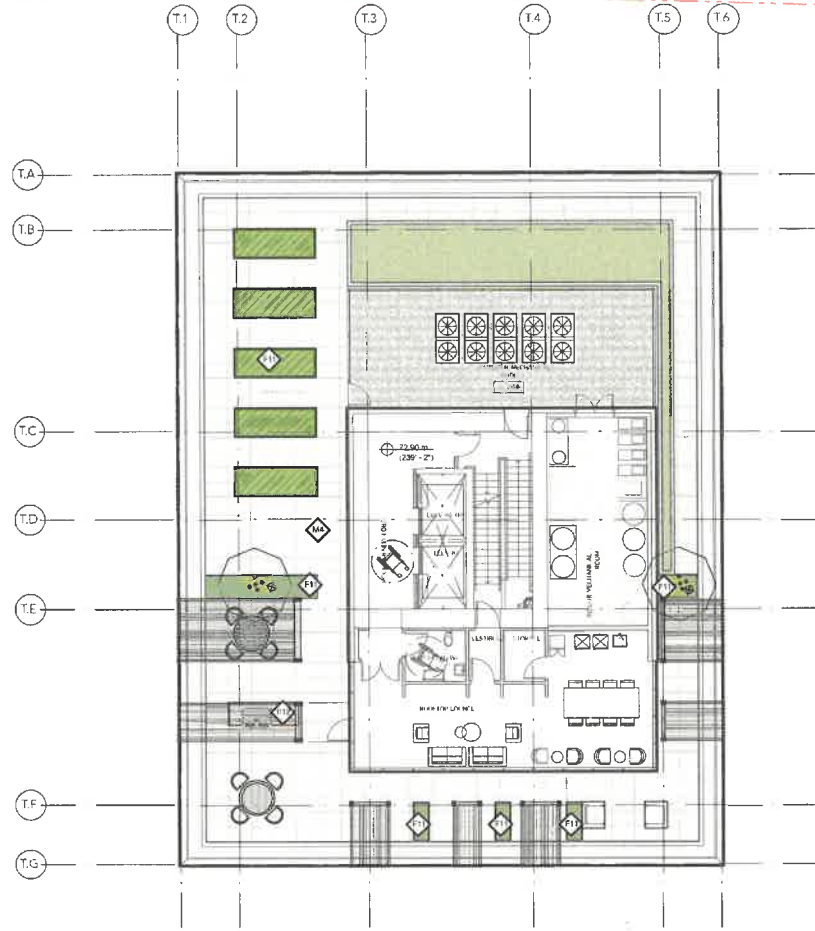
Drawing No: L1 05 Drawing Size: 22" x 34"

Legend

Keynote	Detail	Description
AM	AP.3 100'	Amenity Patio: Concrete Pavers Material as specified by Firestone Group 40' 7" wide x 10' 4" deep x 10' 0" high Colors: Natural
FP		Metal Planters Material: Planters supplied by Green Theory (or approved equal) Size: 10" x 10" x 10" (or approved equal) Colors: Charcoal
FK		Outdoor Kitchen with BBQ and counter Kitchen supplied by NewAge Products (or approved equal) Colors: Stainless Steel Counter with Wood Cabinets

Keynote	Detail	Description
MD	MD.1 100'	Garden Planting over structure 400mm for urban agriculture 800mm (perennials & shrubs) 1000mm (trees)
		Nite Star by BK Lighting Complete with mounting accessories, power pole, stem & base Material as specified on mounting application Model # BK-D13D-A2780-BLW-HLD-ELV

*All furniture shown for reference only. Furniture supplied by owner



General Notes

General Landscape:

All dimensions and elevations must be verified on site prior to commencing construction. Contact designer for any discrepancies between drawing and site conditions.
All work to be completed to Canadian Landscape Standards specifications.
All hard-landscape to have minimum 0.5% slope unless otherwise identified.
All soft-landscape surfaces to be sloped a minimum of 2% away from buildings unless otherwise identified.

General Planting:

All specified plant material to meet the Canadian Landscape Standards specifications.
Minimum Growing Medium Depth:
- Sodded Lawn: 10"
- Shrub Areas: 24"
- Trees: 36"
All sodded lawn to be sand-based unnetted.
All new trees to be staked as required for maximum stability.

Issue
01 Feb 08, 2028 combined R2/OP



By
bearmark
design & landscape ltd.
www.bearmarkdesign.com
t. 604.319.9346

Project
**WALL AMBLESIDE
INFILL TOWER**
1502 TITANUM AVENUE
WEST VANCOUVER BC

Scale 1/8" = 1' Date Dec 2025

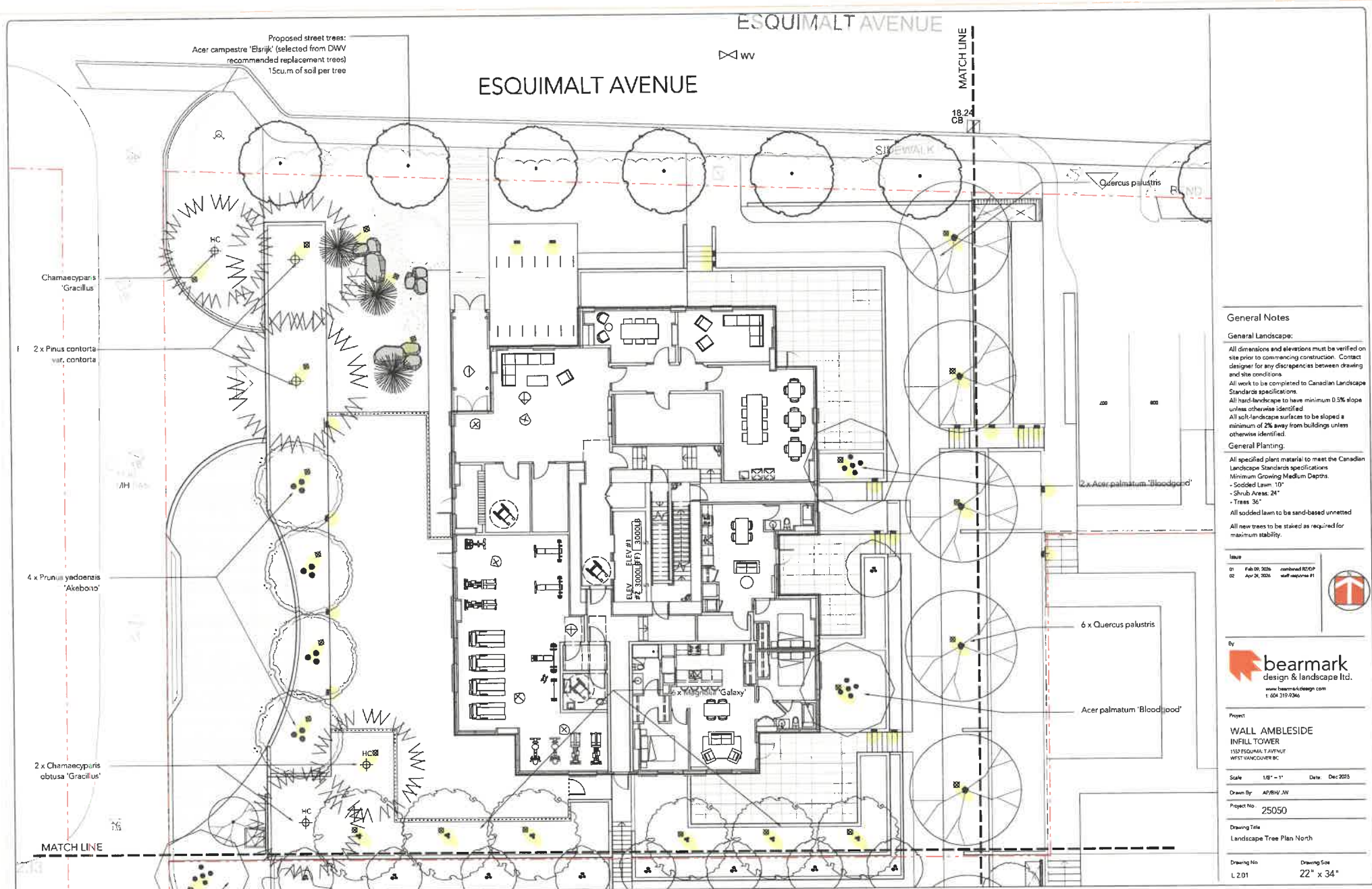
Drawn By AP/BHV/JW

Project No 25050

Drawing Title

Roof Plan: Materials

Drawing No L 1.08 Drawing Size 22" x 34"



General Notes

General Landscape:

All dimensions and elevations must be verified on site prior to commencing construction. Contact designer for any discrepancies between drawing and site conditions.

All work to be completed to Canadian Landscape Standards specifications.

All hard-landscape to have minimum 0.5% slope unless otherwise identified.

All soft-landscape surfaces to be sloped a minimum of 2% away from buildings unless otherwise identified.

General Planting:

All specified plant material to meet the Canadian Landscape Standards specifications.

Minimum Growing Medium Depths:

- Sodded Lawn: 10"
- Shrub Area: 24"
- Trees: 36"

All sodded lawn to be sand-based unnetted.

All new trees to be staked as required for maximum stability.

Issues:

01	Feb 09, 2025	combined R2/EP
02	Apr 24, 2025	self inspection #1



By

bearmark
design & landscape ltd.

www.bearmarkdesign.com
1 604 319-9346

Project

**WALL AMBLESIDE
INFILL TOWER**
155 ESQUIMALT AVENUE
WEST VANCOUVER BC

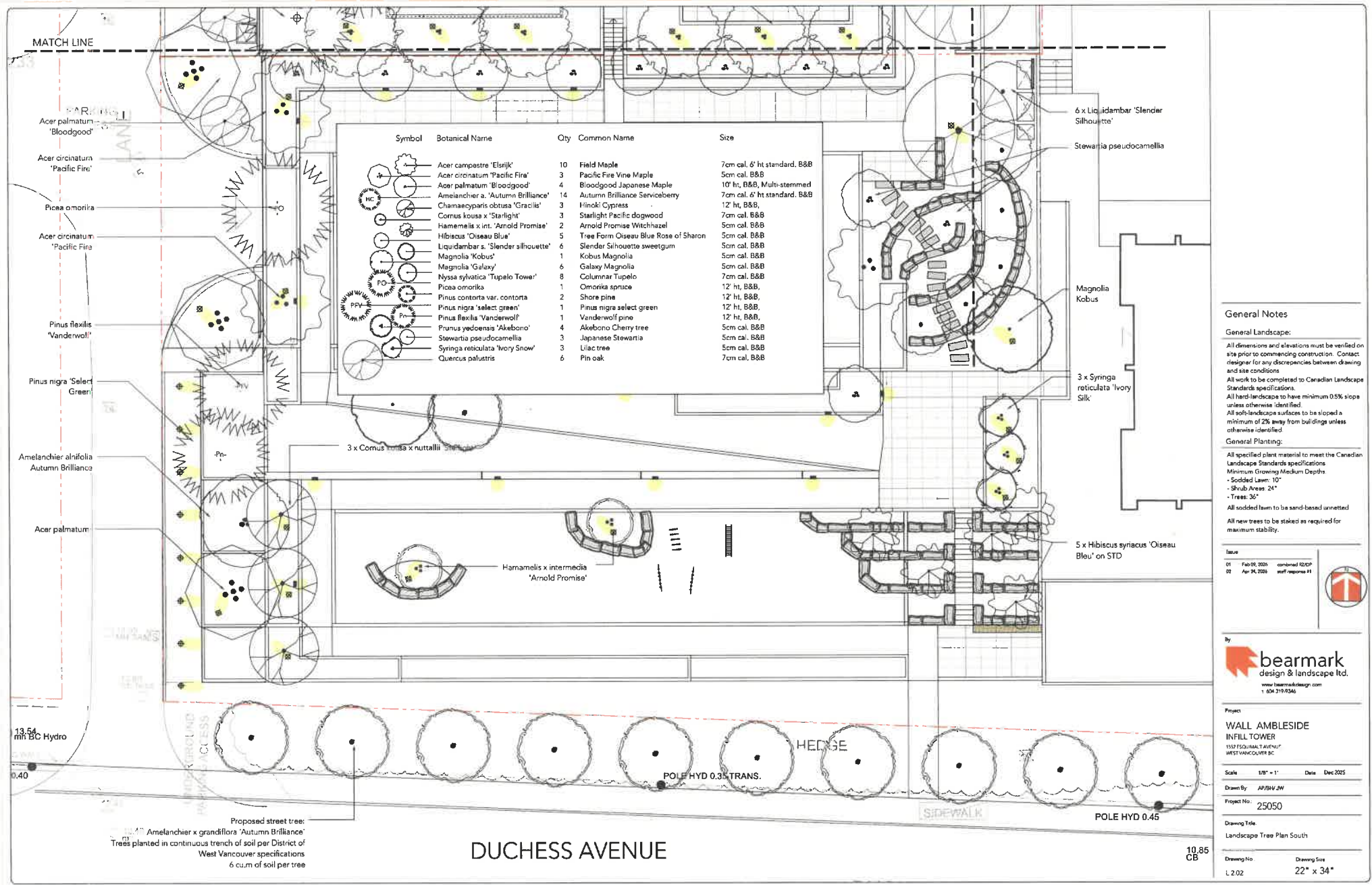
Scale: 1/8" = 1' Date: Dec-2025

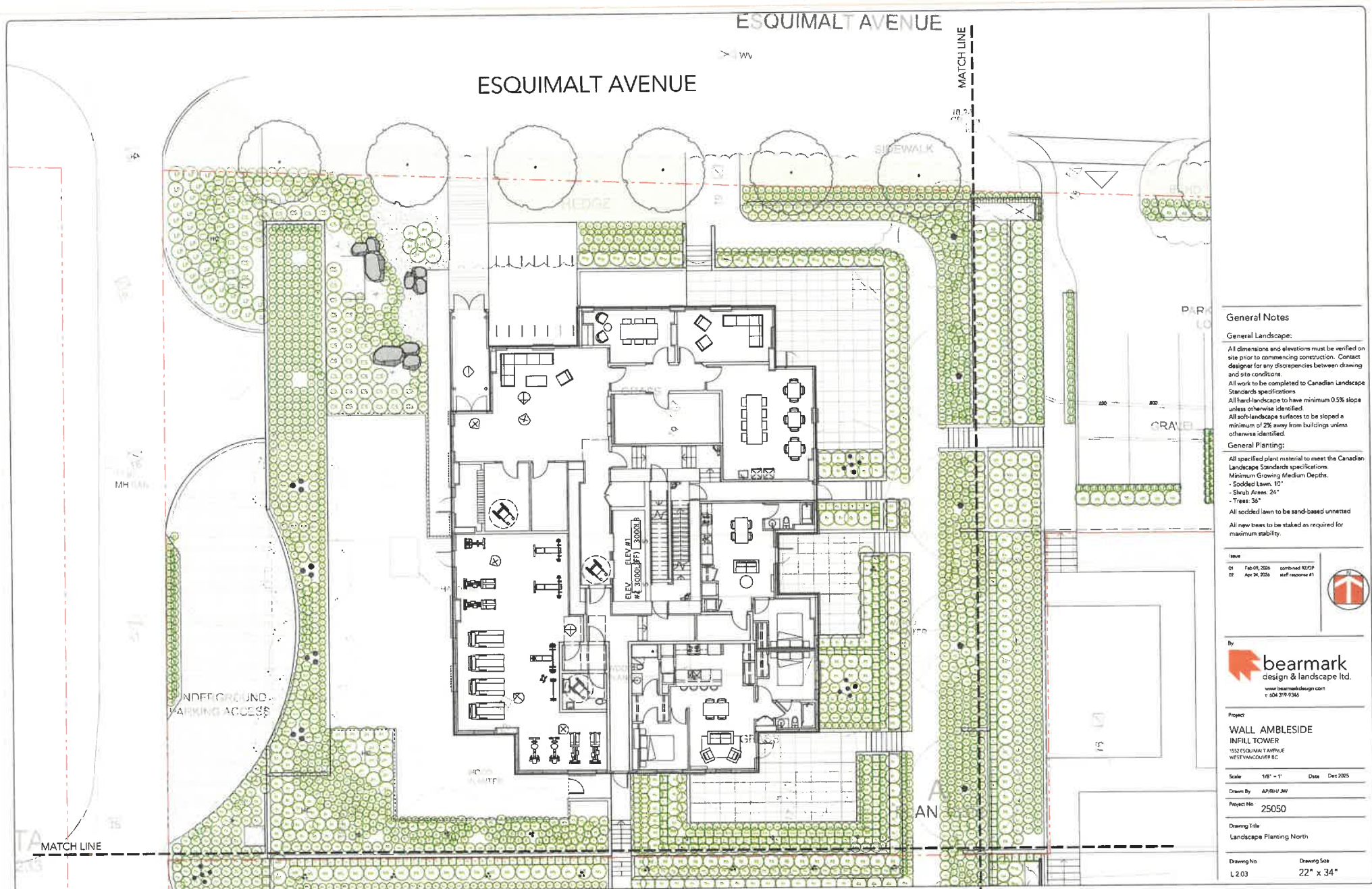
Drawn By: AD/BN/JW

Project No: 25050

Drawing Title:
Landscape Tree Plan North

Drawing No: L 201 Drawing Size: 22" x 34"





General Notes

General Landscape:

All dimensions and elevations must be verified on site prior to commencing construction. Contact designer for any discrepancies between drawing and site conditions.

All work to be completed to Canadian Landscape Standards specifications.

All hard-landscape to have minimum 0.5% slope unless otherwise identified.

All soft-landscape surfaces to be sloped a minimum of 2% away from buildings unless otherwise identified.

General Planting:

All specified plant material to meet the Canadian Landscape Standards specifications.

- Sodded Lawn, 10"
- Shrub Areas, 24"
- Trees, 36"

All sodded lawn to be sand-based unnetted

All new trees to be staked as required for maximum stability.

Issue			
01	Feb 08, 2020	combined R2/R3P	
02	Apr 01, 2020	staff response #1	



By
 **bearmark**
 design & landscape ltd.
 www.bearmarkdesign.com
 t: 604.319.9345

Project
**WALL AMBLESIDE
 INFILL TOWER**
 1532 ESQUIMALT AVENUE
 WEST VANCOUVER BC

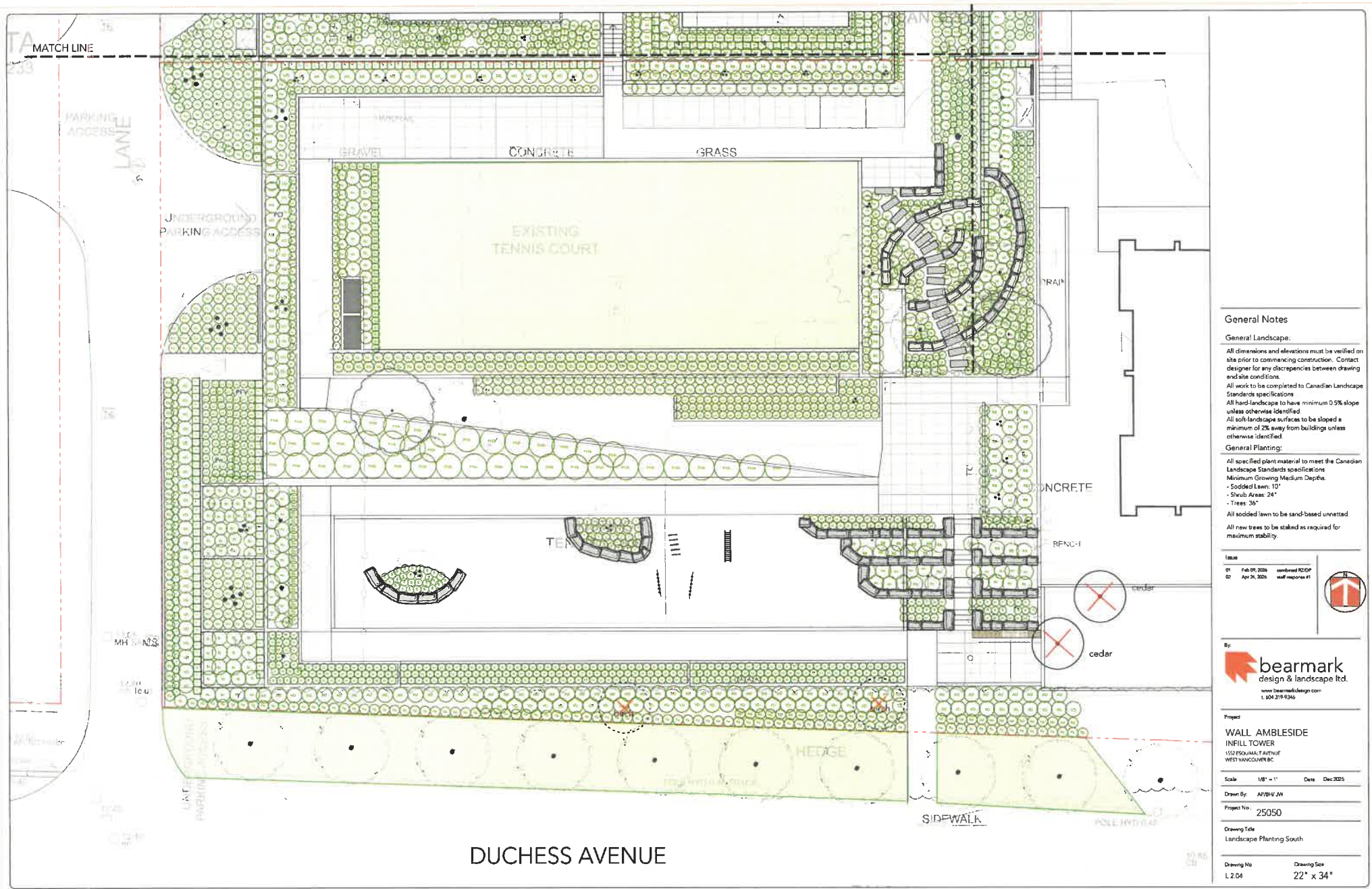
Scale 1/8" = 1' Date Dec 2025

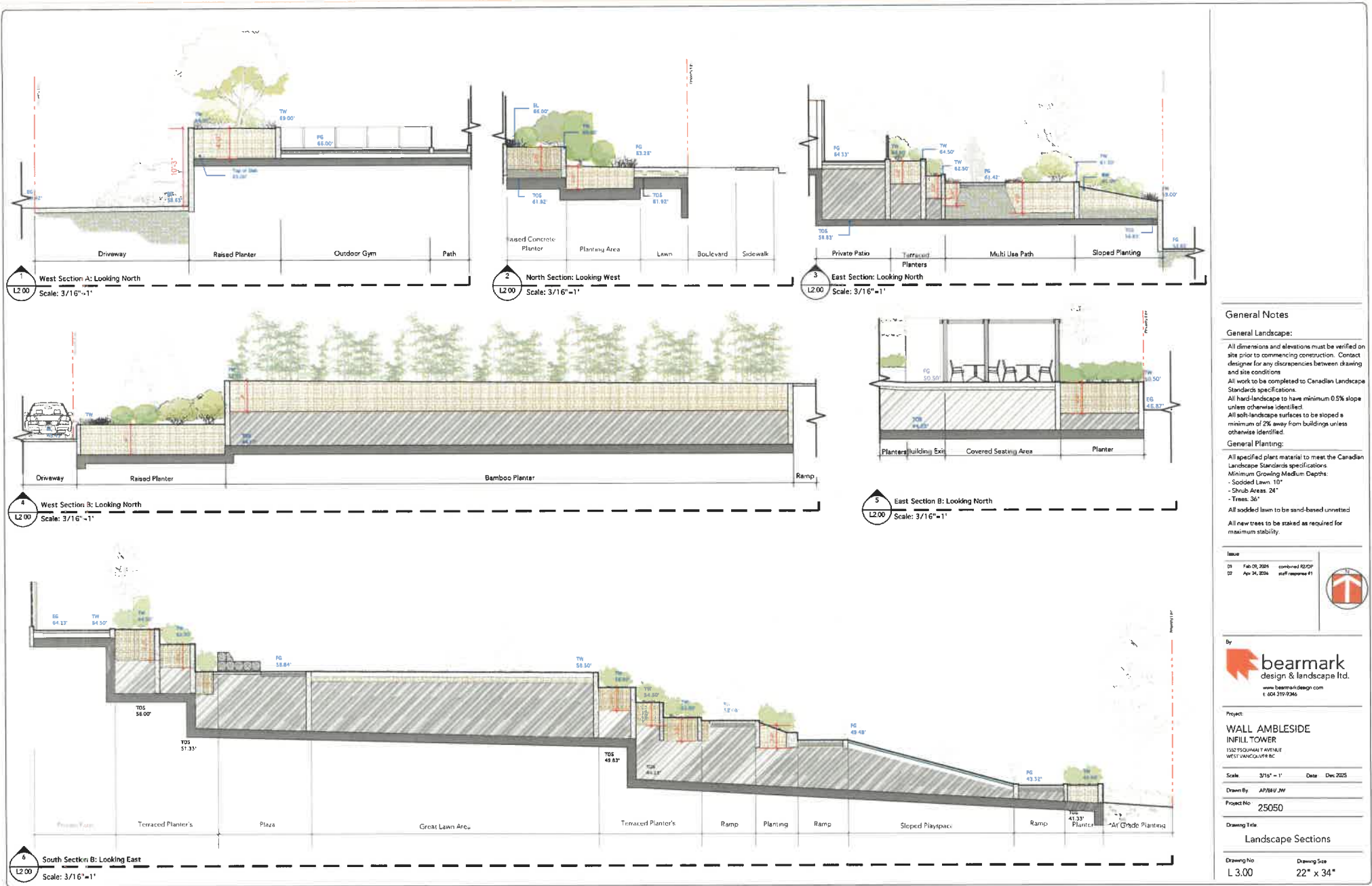
Drawn By AP/BJ/VJW

Project No. 25050

Drawing Title
 Landscape Planting North

Drawing No. L 203 Drawing Size 22" x 34"





General Notes

General Landscape:

All dimensions and elevations must be verified on site prior to commencing construction. Contact designer for any discrepancies between drawing and site conditions.

All work to be completed to Canadian Landscape Standards specifications.

All hard-landscape to have minimum 0.5% slope unless otherwise identified.

All soft-landscape surfaces to be sloped a minimum of 2% away from buildings unless otherwise identified.

General Planting:

All specified plant material to meet the Canadian Landscape Standards specifications.

Minimum Growing Medium Depths:

- Sodded Lawn: 10"

- Shrub Areas: 24"

- Trees: 36"

All sodded lawn to be sand-based unseeded.

All new trees to be staked as required for maximum stability.

Issue

D1 Feb 05, 2025 combined R2/D1
D2 Apr 24, 2025 staff response #1



By
bearmark
design & landscape ltd.
www.bearmarkdesign.com
t 604.319.9346

Project:
**WALL AMBLESIDE
INFILL TOWER**
1332 FISCHMAN T AVENUE
WEST VANCOUVER BC

Scale: 3/16" = 1' Date: Dec 2025

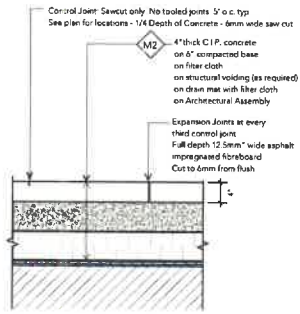
Drawn By: AP/BAU/JW

Project No: 25050

Drawing Title:
Landscape Sections

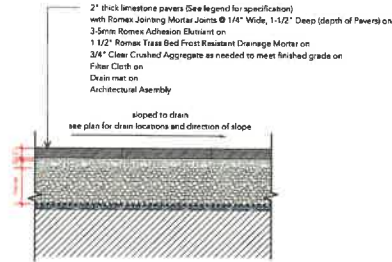
Drawing No: L 3.00 Drawing Size: 22" x 34"

For on-site pedestrian surfaces only
See all offsite work, refer to City of Surrey
Engineering construction details

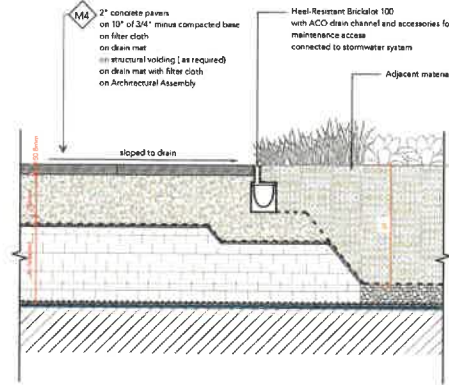


See Plan for locations of expansion joints and
control joints. Saw Cuts as Indicated on Plan

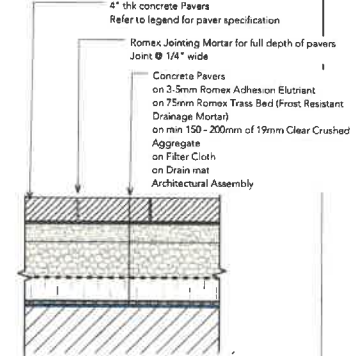
Ld-1 C.I.P. Concrete with Saw Cut Pattern
Scale 1"=1'-0"



Ld-2 Lobby Entry paths: Stone pavers on romex permeable paving system
Scale 1"=1'-0"

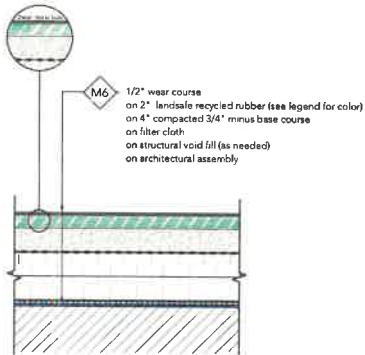


Ld-3 Large Format Concrete Pavers
Scale 1"=1'-0"

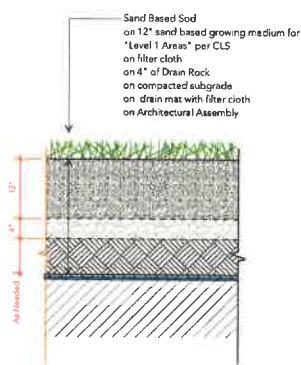


Ld-4 Concrete pavers in lane
Scale 1"=1'-0"

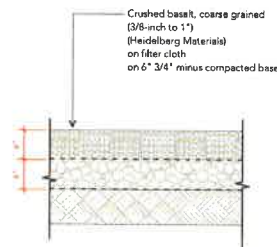
* Poured in place rubber by Marathon surfaces. Refer to
manufacturer's instructions for installation



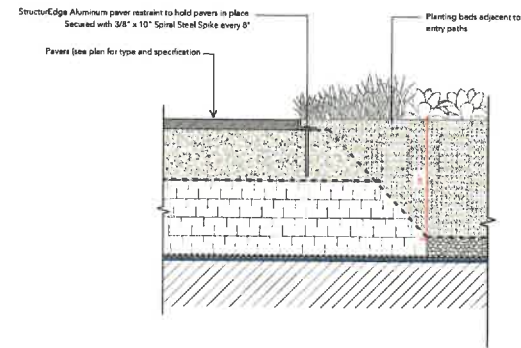
Ld-5 Landscape Poured in place rubber
Scale 1"=1'-0"



Ld-6 Sand Based Sodded Lawn
Scale 1"=1'-0"

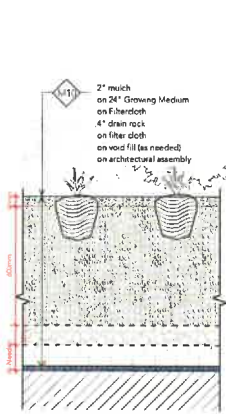


Ld-7 Crushed basalt
Scale 1"=1'-0"

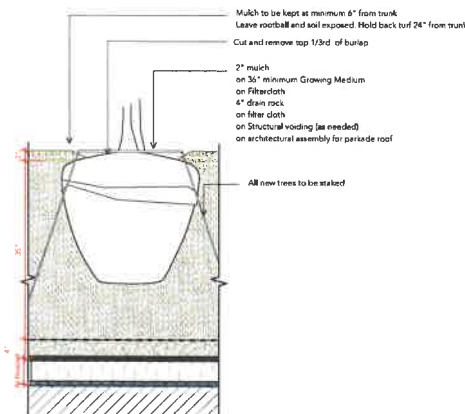


Ld-8 Paving Edge TYPICAL
Scale 1"=1'-0"

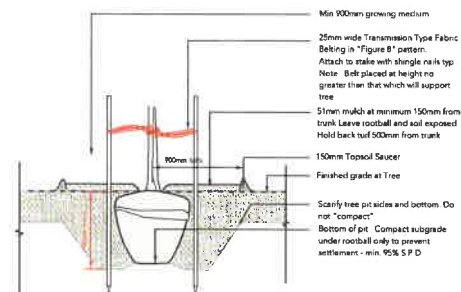
Issue			
01	Feb 05, 2024	combined R20P	
By			
bearthmark design & landscape ltd. www.bearthmarkdesign.com t 604 319 9346			
Project			
WALL AMBLESIDE INFILL TOWER 1551 ESQUIMAULT AVENUE WEST VANCOUVER BC			
Scale	As shown	Drawn By	ARW/JJ/JW
Project No	25050	Date	Dec 2023
Drawing Title			
Landscape Details			
Drawing No.	L4.01	Drawing Size	22" x 34"



Ld-1 Planting on Slab (Perennials and Shrub)
Scale 1"=1'-0" M1

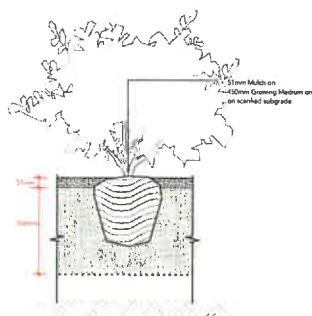


Ld-2 Tree Planting on Slab
Scale 1"=1'-0" M10

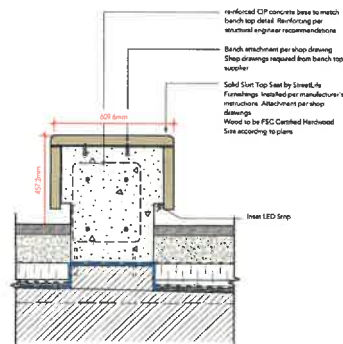


Note: Ensure top of rootball is at or slightly above Finished Grade.
Remove top 1/3 of burlap from rootball and trim from base of trunk, (and/or wire basket.
"hang loops" and top row of basket). Remove any soil on top of "original" rootball.

Ld-3 Tree Planting on Grade
Scale 1"=1'-0" M11



Ld-4 Typical Shrub Planting on Grade
Scale 1"=1'-0" M11



Ld-5 Bench Type 1
Scale 1"=1'-0" F1

Provide stamped engineered shop drawings for all bench tops including bracket and mounting components. Provide shop drawings for all wood bench tops.



Street Life Solid Skirt Block Benches sized to suit plan

Rough&Ready Loungers
Solid, Durable, Low-Maintenance Loungers



Rough and Ready Loungers
See plan for width.

Ld-6 Bench Type 2
Scale 1:10mm F2

Issue
21 Feb 02, 2025 combined R2/CP

By
bearmark
design & landscape ltd.
www.bearmarkdesign.com
t: 604 319-9346

Project
**WALL AMBLESIDE
INFILL TOWER**
1550 FIDELITY AVENUE
WEST VANCOUVER, BC

Scale As shown Date Dec 2025

Drawn By AP/SHU/JW

Project No 25050

Drawing Title
Landscape Details

Drawing No: L4.02 Drawing Size 22" x 34"

1552 Esquimalt Avenue

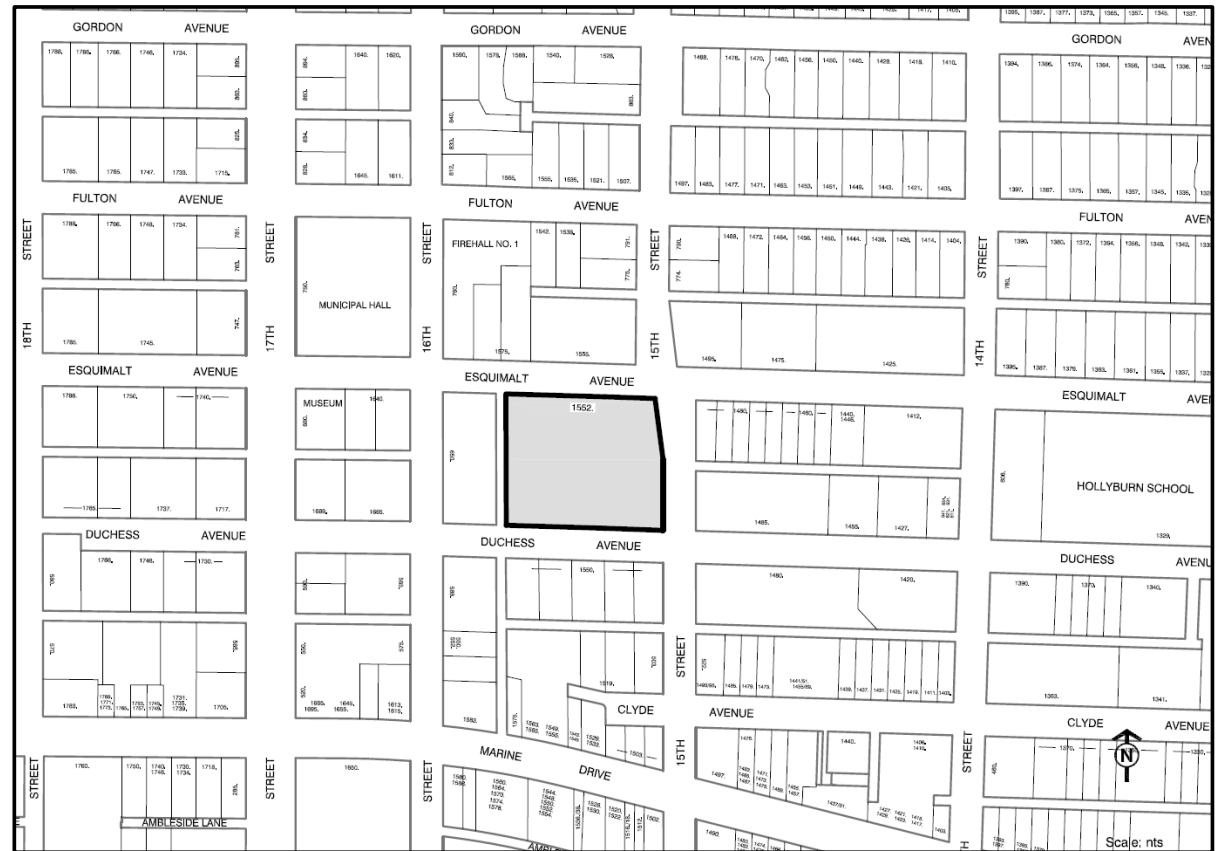


Council Meeting

June 8, 2025

Site Context

- 82,505 SF (7,665 m²)
- Bounded by:
 - Esquimalt Ave (North)
 - Duchess Ave (South)
 - 15th St (East)
 - Lane (West)
- Slopes from north to south
- Existing 20-storey rental building to east of site
- Underground parking on 4 split levels accessed from lane and Duchess Ave
- 7 surface parking spaces accessed from Esquimalt



- Surrounding blocks developed under same RM2 zoning, ranging between 6 to 17 storeys

The Proposal

- 19 storey strata infill building
- FAR 3.0 (site wide)
- 126 units (311 site wide)
- Total 336 parking spaces (at completion):
 - 155 parking spaces for rental building
 - 174 parking spaces for infill building
 - 7 shared surface parking spaces
- Secure bike parking (new building)
- New landscaping and boulevard upgrades
- CAC \$9,000,000



Construction Parking Strategy

PHASE 1

- 59 spaces constructed on top of first two levels of existing parkade
- Provide 155 total spaces for rental building during construction.
- Demolish two lower levels of parkade to construct new parking for rental building.

PHASE 2

- 155 spaces complete for rental building, residents transition to it.
- Demolish first to levels of parkade.
- Construct new parkade for strata building

Upon Completion:

- 155 parking spaces for rental building
- 174 spaces for strata building
- 7 surface spaces (shared) for visitor, drop-off & service use

OCP Policy

Policy BF-B 4.4.5(d):

Allowing infill housing alongside the continued rental use of existing units on large sites, up to a total density based on the tenure of the infill:

- i. Strata up to 2.5 FAR
 - ii. Mixed strata and rental, or rent-to-own, up to 2.75 FAR
 - iii. Rental or co-op housing up to 3.0 FAR,
- with appropriate heights to be determined through contextual review of the proposal.

OCP amendment required for proposed Strata at FAR 3.0

Planning Committee

The proposal was considered by the Planning Committee at its meeting on March 11, 2026, and the Committee passed the following motion:

THAT the Planning Committee support the application at 1552 Esquimalt Avenue.

Public Information Meetings

July 3, 2025: On Preliminary Proposal (prior to formal application)

April 16, 2026: On Formal Application

- Approx. 64 attendees + 84 unique website visits
- Feedback: 29 comment sheets
- Supportive:
 - Acknowledgement for additional housing in Ambleside
 - Value of retaining existing rental tower
 - Close to transit, services and amenities
 - Improved design, landscaping and publicly accessible outdoor space
- Concerns:
 - Building height and density
 - Neighbourhood fit
 - Impacts related to traffic, parking, construction activity and infrastructure capacity
 - Tree retention, environmental impacts, and experience for residents during construction

Recommendation

Council give the proposed bylaws first reading and set the date for the public hearing on June 29, 2026.

Staff assessment is that the proposal is appropriate and supportable based on:

- Advances key housing objectives by adding 126 new homes and securing the 185-unit rental tower in perpetuity
- Delivers public benefits including a cash CAC and off-site boulevard upgrades
- Site proximity to public transit, services and amenities in Ambleside

Thank You!
Questions?

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